

## CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE AND TDD (415) 904-5200  
FAX (415) 904-5400



# W25a

Date Filed:	July 25, 2007
49 <sup>th</sup> Day:	Waived
180 <sup>th</sup> Day:	January 21, 2008
Staff:	Tom Luster-SF
Staff Report:	November 2, 2007
Hearing Date:	November 15, 2007
Approved:	November 15, 2007
Revised Findings:	February 21, 2008
Hearing Date:	March 5, 2008

**RECOMMENDED REVISED FINDINGS**  
**COASTAL DEVELOPMENT PERMIT APPLICATION**

<b>APPLICATION FILE NO.:</b>	E-06-013
<b>APPLICANT/ SITE OWNER:</b>	Poseidon Resources (Channelside) LLC / Cabrillo Power II LLC
<b>PROJECT LOCATION:</b>	On the Encina Power Plant site, adjacent to Agua Hedionda Lagoon, in the City of Carlsbad, San Diego County.
<b>PROJECT DESCRIPTION:</b>	Construction and operation of a 50 million gallon per day seawater desalination facility.
<b>COMMISSIONERS ON PREVAILING SIDE:</b>	Commissioners Blank, Burke, Clark, Firestone, Hueso, Neely, Potter, Secord, and Chair Kruer
<b>SUBSTANTIVE FILE DOCUMENTS:</b>	See Appendix A
<b>EXHIBITS:</b>	
<b>Exhibit 1:</b>	Location Map
<b>Exhibit 2:</b>	Site Layout
<b>Exhibit 3:</b>	Aerial View of Site
<b>Exhibit 4:</b>	Diagram of Subsurface Intakes
<b>HEARING TRANSCRIPT:</b>	November 15, 2007 Hearing Transcript. Note: attached transcript includes Commission deliberations only. At the end of the transcript, staff has provided conditions proposed by both staff and Poseidon and used during Commission deliberations. Also see Staff Note below.

## **STAFF NOTE:**

Staff prepared these Recommended Revised Findings to reflect the Commission's November 15, 2007 decision to conditionally approved the proposed Poseidon desalination facility in Carlsbad, San Diego County.

**Format of Revised Findings :** Changes from the original November 2, 2007 staff recommendation are shown in ~~strikeout~~ and underline, with changes from the November 14, 2007 addendum shown in dotted underline.

**Standard and Special Conditions:** These Recommended Revised Findings include conditions the Commission adopted at its November 15, 2007 hearing. As shown in the attached Hearing Transcript, some of the Commission's deliberations were about whether to adopt conditions that had been suggested by staff or those suggested by Poseidon. Attached to the Hearing Transcript are staff's proposed conditions from November 14, 2007 and Poseidon's proposed conditions from November 15, 2007. The final amended motion approved by the Commission included staff's proposed **Standard Conditions 1 through 5, Special Conditions 1, 3, 4, 6, 7, 9, 10, 12, 13, 14, 15, and 16**, and a modified version of staff's **Special Condition 8**. It also included Poseidon's proposed **Special Conditions 2, 5, 11, and 17**.

During the Commission's deliberations about the requirement of **Special Condition 10** that Poseidon submit a proposed Energy Minimization and Greenhouse Gas Reduction Plan, Poseidon stated its commitment to purchase \$1 million worth of native, non-invasive trees to plant in areas burned during the October 2007 wildfires in San Diego County. However, this commitment is included in the Revised Findings rather than **Special Condition 10**, since there was no motion to amend the condition.

## **EXECUTIVE SUMMARY**

**Project Description:** The proposed project is a seawater desalination facility to be constructed and operated at the site of the Encina Power Plant in Carlsbad, San Diego County. The facility would be owned and operated by Poseidon Resources (Channelside) LLC. It would withdraw about 304 million gallons per day (MGD) of water from Agua Hedionda, a coastal estuary, to produce about 50 MGD of potable water for sale and distribution.

The project was originally proposed to co-locate with the power plant in order to use some of the several hundred million gallons per day of water the power plant pumped from Agua Hedionda. However, the power plant owner announced earlier this year that it intends to shut down the existing plant and build a new one elsewhere on the site that would not use seawater for cooling. During the last few years, the power plant has operated at a substantially reduced level over its historical rate of use, and it is expected to operate only sporadically for a few more years once the new facility is built. As a result, the desalination facility would now operate as a “stand-alone” facility, and the analyses in these Recommended Findings are based on these “stand-alone” operations.

### **Key Coastal Act Issues:**

- *Protection of Marine Life and Water Quality:* ~~The project would cause significant adverse impacts to as proposed would not be consistent with policies of Coastal Act Sections 30230 and 30231 meant to protect marine life and water quality in Agua Hedionda and in nearshore ocean waters.~~ The entrainment caused by the project’s use of an open-water intake within Agua Hedionda would result in a loss of productivity in the lagoon equal to that produced in no less than 37 acres of wetland and open water habitat. The project’s discharge of its waste stream into coastal waters ~~of its waste stream at~~ would result in levels of salinity higher than the natural variability of these waters ~~would cause adverse effects to marine organisms~~ in an area ranging from about eight to over 40 acres of benthic habitat. ~~The Commission staff believes that either using a subsurface intake or re-locating the intake to offshore ocean waters are feasible, less environmentally damaging alternatives to using an intake located within the estuary. Either alternative would result in lessening significant adverse marine resource impacts. To address these impacts, While Poseidon has submitted a conceptual plan to restore 37 acres of lost wetland and open water upland habitat, However, the plan lacks details necessary for the Commission to determine that significant these adverse marine resource impacts will be mitigated fully. Poseidon has also submitted the plan to the San Diego Regional Water Quality Control Board (Regional Board) as required by its conditional NPDES permit. The Regional Board has jurisdiction over various water quality issues and will ensure compliance with its regulations and policies via its review and approval of the plan. With respect to the project’s discharges, Poseidon has not yet provided mitigation for those impacts. Accordingly, the Commission staff believes the project as currently proposed cannot be found consistent with Coastal Act Sections 30230 and 30231. The Commission is therefore requiring through **Special Condition 8** that Poseidon develop a Marine Life Mitigation Plan for further Commission review and approval that fully documents the facility’s anticipated entrainment and impingement impacts, mitigates~~

those impacts to the maximum extent feasible through creation, enhancement, or restoration of aquatic and wetland habitat, and ensures long-term performance, monitoring, and protection of the approved mitigation measures in a manner consistent with the policies of Coastal Act Sections 30230 and 30231. The Commission is also requiring through **Special Condition 9** that Poseidon obtain an amendment to its coastal development permit if it proposes or is required to withdraw more than the currently anticipated 304 million gallons per day of estuarine water from Agua Hedionda lagoon. Further, the project is subject to continuing review by the Regional Board to ensure conformity to federal Clean Water Act and state Porter-Cologne Act requirements related to protection of water quality impacts. **Special Condition 4** requires Poseidon to submit, prior to construction, documentation that it has received final approvals from the Regional Board and other agencies for project construction and operations.

- ~~Protection of Coastal Waters and Wetlands: The proposed project represents a non-allowable use of Agua Hedionda Lagoon, one of 19 coastal estuaries in which permitted uses are limited to very minor incidental public facilities, restorative measures, and nature study. Further, the project would require ongoing dredging of the lagoon, which would adversely affect water quality and habitat. As discussed above, using a different intake would eliminate or reduce project related dredging within Aqua Hedionda. As currently proposed, the Commission staff believes the project cannot be found consistent with Coastal Act Section 30233.~~
- ~~Energy Use and Greenhouse Gas Emissions: The project's electrical use would cause emissions of carbon dioxide of no less than an estimated 200 million pounds per year, which would result in adverse impacts to a wide range of coastal resources, as described in Section 2.5.5 of these Findings. Poseidon has stated it intends agreed to "go carbon-neutral" – i.e., to reduce its emissions through various measures so that its facility would contribute net zero greenhouse gas emissions, but it has not yet demonstrated how it would implement this mitigation proposal. The Commission staff therefore believes that without Poseidon demonstrating how the project will be "carbon neutral," the Commission cannot find the project consistent with Coastal Act Section 30253(4). To ensure the project conforms to the policies of Coastal Act Section 30253(4) and avoids or minimizes its effects on coastal resources, the Commission is requiring through **Special Condition 10** that Poseidon develop an Energy Minimization and Greenhouse Gas Reduction Plan for further Commission review and approval.~~
- ~~Protection of Coastal Waters and Wetlands: Although the project may require future dredging to ensure its continued use of the existing intake structure, dredging activities for the foreseeable future are the responsibility of the power plant owner. Through **Special Condition 12**, which requires Poseidon to obtain separate coastal development permits for any proposed future dredging activities, the Commission has ensured conformity to those portions of Coastal Act Section 30233(a)-(c) related to dredging. However, the proposed project represents a non-allowable use of Agua Hedionda Lagoon, one of 19 coastal estuaries in which permitted uses are limited to very minor incidental public facilities, restorative measures, and nature study. The Commission therefore finds the project cannot be found consistent with the use prohibitions of Coastal Act Section 30233(c).~~

~~However, B~~because the proposed project is a coastal-dependent industrial facility, its inconsistencies with ~~policies contained in Chapter 3 of the~~ Coastal Act Section 30233(c) may be “overridden” pursuant to Coastal Act Section 30260. That policy allows the Commission to approve coastal-dependent industrial facilities that are not consistent with other Coastal Act policies contained in Chapter 3 if the proposal meets three tests. Those tests require: (1) that there be no feasible and less environmentally damaging locations for the proposed project; (2) that the project’s adverse environmental impacts be mitigated to the maximum extent feasible; and, (3) that ~~objection to not permitting~~ the proposed project would adversely affect the public welfare. In applying these tests to the proposed project, the Commission ~~staff believes~~ finds, as discussed in detail in Section ~~2.5.6~~ 4.5.7 of this report, the following:

- There are no feasible and less environmentally damaging alternative locations to draw in the needed seawater (e.g., subsurface or offshore, ~~as mentioned above~~) that would avoid nonconformity to the use prohibitions of Section 30233(c).
- ~~As described above, Poseidon has not yet demonstrated that the project’s adverse marine resource effects will be mitigated to the maximum extent feasible.~~ **Special Conditions 8, 9, 10, 12, 15, 16, and 17, ensure the project’s adverse effects to Agua Hedionda Lagoon are mitigated to the extent feasible. The Commission finds that the required development of the necessary mitigation plans, the limitation on water withdrawals, prohibition of dredging without further Commission review and approval, and imposition of water quality best management practices, will ensure that the project is mitigated to the maximum extent feasible.**
- ~~Objection to Denial of~~ the proposed project would ~~not~~ adversely affect the public welfare for a number of reasons. ~~First, the public welfare benefits of the proposed project are outweighed by the project’s failure to conform to Coastal Act requirements. Staff believes that this or another desalination facility could provide part of the San Diego region’s water supply and meet relevant Coastal Act requirements. Additional public welfare concerns include the project’s adverse effects on ongoing publicly funded efforts to clean up and restore Agua Hedionda Lagoon and coastal waters, and the lack of public oversight and information about the project’s growth implications, its stability as a water supply that public water districts would rely on, and its potential to reduce the benefits of other water supplies with lesser environmental impacts, such as conservation.~~ The project would provide public benefits in the form of a local water supply in an area where current and anticipated water imports are expected to decline. Although it is a privately-funded project, its sale of water to public water districts is expected to both alleviate expected water supply shortfalls and augment other supply options such as conservation. It also provides public benefits to those districts and their ratepayers because they will not be expected to pay directly for more than \$300 million of the project’s start-up and construction costs. Further the project includes public benefits in the form of increased public access opportunities to both Agua Hedionda Lagoon and to the Pacific Ocean.

~~Staff therefore believes the project as currently proposed does not meet the three tests of Coastal Act Section 30260. The Commission therefore finds that the project, as conditioned, will conform to Coastal Act Section 30260.~~

**Staff Recommendation:**

~~Staff therefore recommends the Commission deny coastal development permit application E-06-13.~~

---

## **GLOSSARY**

### **Terms Used:**

- Acre-foot: An acre-foot is equal to about 326,000 gallons, which is enough to supply from one to four households for a year.
- Kilowatt-hour (kWh): As used in these findings, it refers to the amount of electricity needed to produce one kilowatt for one hour.
- Megawatt-hour (mWh): As used in these findings, it refers to the amount of electricity needed to produce one megawatt for one hour. A megawatt is 1,000 kilowatts.
- Million gallons per day (MGD): A million gallons is equal to about three acre-feet.

## **TABLE OF CONTENTS**

---

1.0	Recommended Motion and Resolution.....	8
2.0	Standard Conditions.....	9
3.0	Special Conditions .....	9
24.0	Findings and Declarations.....	15
24.1	Project Purpose and Description.....	15
24.2	Background.....	18
24.3	Coastal Commission Jurisdiction and Standard of Review .....	31
24.4	Other Permits and Approvals.....	31
24.5	Conformity to Applicable Coastal Act Policies.....	35
24.5.1	Protection of Marine Life (Coastal Act Sections 30230 & 30231) .....	35
24.5.2	Use of Wetlands and Coastal Waters (Coastal Act Section 30233) .....	64
24.5.3	Public Access .....	72
24.5.4	Scenic and Visual Resources .....	74
24.5.5	Energy Use and Greenhouse Gas Emissions (Coastal Act Section 30253(4)) ..	75
24.5.6	Development and Public Services (Coastal Act Sections 30250 and 30254) ..	89
24.5.7	Coastal-Dependent “Override” (Coastal Act Section 30260).....	91
35.0	California Environmental Quality Act.....	101

---

## 1.0 RECOMMENDED MOTION AND RESOLUTION

### ~~**Motion and Resolution for Coastal Development Permit Application No. E-06-013**~~

Staff recommends the Commission ~~deny~~ Coastal Development Permit Application No. E-06-013.

#### **Motion**

~~*I move that the Commission approve Coastal Development Permit No. E-06-013.*~~

Staff recommends a **NO** vote. Failure of this motion will result in denial of the permit application and adoption of the following resolution and findings as set forth in this staff report.

#### **Resolution**

~~*The Commission hereby denies a coastal development permit for the proposed development on the ground that the development will not conform to the applicable policies of the Coastal Act. Approval of the permit would not comply with the California Environmental Quality Act because there are feasible mitigation measures or alternatives that would substantially lessen the significant adverse impacts of the development on the environment.*~~

#### **Motion**

Staff recommends the Commission adopt the following findings in support of its actions on November 15, 2007 to approve Coastal Development Permit E-06-013.

*I move that the Commission adopt the Revised Findings in support of the Commission's actions on November 15, 2007 concerning the Commission's Coastal Development Permit E-06-013.*

#### **Resolution**

*The Commission hereby adopts the Findings set forth below regarding Coastal Development Permit E-06-013.*



## **2.0 STANDARD CONDITIONS**

- 1) **Notice of Receipt and Acknowledgment:** This permit is not valid until a copy of the permit is signed by the Permittee or authorized agent, acknowledging receipt of the permit and the acceptance of the terms and conditions, and is returned to the Commission office.
- 2) **Expiration:** Construction activities for the proposed project must be initiated within two years of issuance of this permit. This permit will expire two years from the date on which the Commission approved the proposed project if development has not begun. Construction of the development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made at least six months prior to the expiration date.
- 3) **Interpretation:** Any questions of intent or interpretation of any condition will be resolved by the Executive Director of the Commission (hereinafter, “Executive Director”) or the Commission.
- 4) **Assignment:** The permit may be assigned to any qualified person, provided the assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
- 5) **Terms and Conditions Run with the Land:** These terms and conditions shall be perpetual, and it is the intention of the Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions.

## **3.0 SPECIAL CONDITIONS**

- 1) **Liability for Costs and Attorneys Fees:** The Permittee shall reimburse the Coastal Commission in full for all Coastal Commission costs and attorneys fees – including (1) those charged by the Office of the Attorney General, and (2) any court costs and attorneys fees that the Coastal Commission may be required by a court to pay -- that the Coastal Commission incurs in connection with the defense of any action brought against the Coastal Commission, its officers, employees, agents, successors and assigns challenging the approval or issuance of this permit. The Coastal Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission.
- 2) **Proof of Legal Interest:** PRIOR TO ISSUANCE OF THE PERMIT, the Permittee shall provide for Executive Director review and approval documentation of the Permittee’s legal interest in all property within the coastal zone needed to construct and operate the project, including:
  - Lease(s) from the California State Lands Commission for structures on state tidelands. Any conflicts between conditions of the lease(s) and those adopted by the Coastal Commission shall be presented to the Coastal Commission for resolution.
  - Lease(s) or other forms of approval from the power plant owner allowing the Permittee to use portions of the power plant site and Agua Hedionda Lagoon.
  - Lease(s) or other forms of approval from the City of Carlsbad and other local governments for the project’s water delivery pipelines.

- 3) **Lease and Deed Restriction:** PRIOR TO ISSUANCE OF THE PERMIT, the applicant shall provide to the Executive Director for review and approval documentation demonstrating that the applicant and has executed and recorded against its leasehold interest(s) in the property governed by this permit a lease restriction (in which any private owner of the fee interest in such property shall join or to which it shall agree to be bound), in a form and content acceptable to the Executive Director (a) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the Property, subject to terms and conditions that restrict the use and enjoyment of the Property; and (b) imposing all of the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The restriction shall include a legal description of the Property. It shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the Standard and Special Conditions of this permit shall continue to restrict the use and enjoyment of the Property so long as either this permit or the development it authorizes – or any part, modification, or amendment thereof – remains in existence on or with respect to the Property.
- 4) **Other Approvals:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit to the Executive Director for review and approval documentation showing that the project has obtained final approvals for project construction and operation from the City of Carlsbad, the Regional Water Quality Control Board, the California Department of Health Services, the National Marine Fisheries Service, and the U.S. Fish and Wildlife Service, or documentation showing that these approvals are not needed.
- 5) **Assumption of Risk and Waiver of Liability:** The Permittee acknowledges and agrees, on behalf of itself and all successors and assigns: (i) that the project site may be subject to hazards from seismic events, liquefaction, storms, waves, floods and erosion; (ii) to assume the risks to the Permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) that any adverse effects to property caused by the permitted project shall be fully the responsibility of the landowner.
- 6) **Limits of Development:** This permit authorizes the construction and operation of the Poseidon Carlsbad Desalination Project and associated infrastructure as described in the project description of this staff report, as clarified and modified by these conditions.
- 7) **Final Plans:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit to the Executive Director for review and approval final plans for the project components located in the coastal zone. The Permittee shall undertake development in accordance with the approved plans and any changes shall be reported to the Executive Director. No material changes within the coastal zone shall occur without a Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is necessary. Changes to the project requiring review for amendment would include changes in the physical, operational, or delivery capacity increases, or extension of water supply distribution pipelines beyond those shown on the final plans.

- 8) **Marine Life Mitigation Plan:** PRIOR TO ISSUANCE OF THE PERMIT, the Permittee shall submit to and obtain from the Commission approval of a Marine Life Mitigation Plan in the form of an amendment to this permit that includes the following:
- a) Documentation of the project's expected impacts to marine life due to entrainment and impingement caused by the facility's intake of water from Agua Hedionda Lagoon. This requirement can be satisfied by submitting a full copy of the Permittee's Entrainment Study conducted in 2004-2005 for this project.
  - b) No less than 2:1 mitigation on an areal basis for the impacts identified above. To the maximum extent feasible, the mitigation shall take the form of creation, enhancement, or restoration of aquatic and wetland habitat within Agua Hedionda Lagoon. Remaining mitigation outside of Agua Hedionda Lagoon shall consist primarily of similar aquatic and wetland mitigation at other nearby coastal lagoons.
  - c) Goals, objectives and performance criteria for each of the proposed mitigation sites. It shall identify specific creation, restoration, or enhancement measures that will be used at each site, including grading and planting plans, the timing of the mitigation measures, monitoring that will be implemented to establish baseline conditions and to determine whether the sites are meeting performance criteria. The Plan shall also identify contingency measures that will be implemented should any of the mitigation sites not meet performance criteria.
  - d) "As-built" plans for each site and annual monitoring reports for no less than five years or until the sites meet performance criteria.
  - e) Legal mechanism(s) proposed to ensure permanent protection of each site – e.g., conservation easements, deed restriction, or other methods.
- 9) **Change in Seawater Withdrawal:** If at any time during the life of the project Poseidon proposes or is required to withdraw more than an average flow of 304 MGD of seawater, it must obtain first an amendment to this permit.
- 10) **Energy Minimization and Greenhouse Gas Reduction Plan:** PRIOR TO ISSUANCE OF THE PERMIT, the Permittee shall submit to the Commission a Revised Energy Minimization and Greenhouse Gas Reduction Plan that addresses comments submitted by the staffs of the Coastal Commission, State Lands Commission and the California Air Resources Board. The permit shall not be issued until the Commission has approved a Revised Energy Minimization and Greenhouse Gas Reduction Plan after a public hearing.
- 11) **Public Access Enhancements:** PRIOR TO COMMENCEMENT OF OPERATIONS, Poseidon shall cause to be dedicated, in accordance with the City of Carlsbad's Precise Development Plan PDP 00-02, the below-described parcels of land. The dedications shall be in the form of easements, title transfers, and/or deed restrictions, whose purpose is to further Coastal Act goals of maximizing public access and recreational opportunities along the coast in the South Carlsbad Coastal Resource Redevelopment Area and maintaining, restoring and enhancing marine resources. The four sites are:
- Fishing Beach: public access and parking easement in favor of the City of Carlsbad covering approximately 2.4 acres of land along the west shore of Agua Hedionda Lagoon.
  - Bluff Area: approximately 10.2 acres of land on the west side of Carlsbad Boulevard opposite the power plant, which shall be dedicated in fee title to the City of Carlsbad for recreational and coastal access uses.

- Hubbs Site: approximately 2 acres of land along the north shore of Agua Hedionda Lagoon to be used for a fish hatchery, aquatic research, and public access, which shall be deed restricted to uses such as fish hatchery, aquatic research, and trails.
- South Power Plant Parking Area: an access easement over approximately 0.3 acres of land on the east side of Carlsbad Boulevard near the south entrance of the power plant that shall be dedicated to the City of Carlsbad for public parking.

**12) Dredging:** This permit does not authorize dredging that may be needed to maintain flows to the desalination facility's intake structure. The Permittee shall submit separate coastal development permit applications for proposed dredging operations.

**13) Visual Resources:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit to the Executive Director for review and approval a Screening Plan. Desalination plant exterior mechanical equipment and facilities, including tanks, heating, air conditioning, refrigeration equipment, plumbing lines, duct work and transformers, shall be screened from view on all sides visible to the public. The design and material used for screening shall be architecturally compatible with the building.

**14) Lighting Plan:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit a Lighting Plan to the Executive Director for review and approval. Exterior lighting for the desalination facilities shall serve the purpose of operations, security and safety only. The Lighting Plan shall demonstrate that project lighting is shielded from surrounding areas, and that only the minimum amount of lighting required for safety purposes is provided to avoid adverse effects on surrounding areas. In general, lighting fixtures shall be shielded downward and away from the ocean, lagoon and adjacent properties. Construction of the desalination plant and related facilities and improvements shall be in conformance with the approved plan.

**15) Construction Plan:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit to the Executive Director for review and approval a Construction Plan. The Construction Plan shall identify the specific location of all construction areas, all staging areas, and all construction access corridors in site plan view in the coastal zone. The Plan shall identify any expected disruptions to public access to the shoreline and shall include measures to avoid, minimize, or mitigate for those disruptions.

The Plan shall also identify the type and location of erosion control/water quality best management practices that will be implemented during construction to protect coastal water quality, including the following:

- Silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction areas to prevent construction-related runoff and/or sediment from entering the dunes and/or the Pacific Ocean.
- Grading and land alteration outside of the approved construction zone is prohibited.
- Equipment washing, refueling, and/or servicing shall not take place on the beach or sandy dune area. All construction equipment shall be inspected and maintained at an off-site location to prevent leaks and spills of hazardous materials at the project site.
- The construction site shall maintain good construction housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials

covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach).

- All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday. A copy of the approved Construction Plan shall be kept at the construction job site at all times and all persons involved with the construction shall be briefed on its content and meaning prior to commencement of construction. The Permittee shall notify the Executive Director at least three working days in advance of commencement of construction, and immediately upon completion of construction. The Permittee shall undertake construction in accordance with the approved Construction Plan. Any proposed changes to the approved Construction Plan shall be reported to the Executive Director. No material changes to the approved Construction Plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is necessary.

**16) Storm Water Pollution Prevention Plan: PRIOR TO COMMENCEMENT OF**

CONSTRUCTION, the Permittee shall submit for Executive Director review and approval a Storm Water Pollution Prevention Plan (SWPPP). At minimum the SWPPP shall include the following Best Management Practices (BMPs):

- Gravel bags, silt fences, etc. shall be placed along the edge of all work areas as determined appropriate by the City's construction inspector in order to contain particulates prior to contact with receiving waters.
- All concrete washing and spoils dumping will occur in a designated location.
- Construction stockpiles will be covered in order to prevent blow-off or runoff during weather events.
- A pollution control education plan developed by the General Contractor and implemented throughout all phases of development and construction.
- Severe weather event erosion control materials and devices shall be stored onsite for use as needed.

**17) Water Quality Technical Report: PRIOR TO COMMENCEMENT OF**

CONSTRUCTION, the Permittee shall submit for Executive Director review and approval a Water Quality Technical Report as specified in the City of Carlsbad Standard Urban Stormwater Mitigation Plan (April 2003) (Carlsbad SUSMP) for the post construction desalination facility, prepared by a licensed Civil Engineer, which shall include plans, descriptions and supporting calculations. The Storm Water Management Plan shall incorporate all feasible Best Management Practices (BMPs) designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater leaving the developed areas of the site. The plan shall include the following criteria:

- Post-Development peak runoff rates and average volumes shall not exceed pre-development conditions.
- Runoff from all parking areas, turnouts, driveways and other impermeable surfaces (e.g., roofs) shall be collected and directed through a system of structural BMPs including vegetated and/or gravel filter strips or other media filter devices or other equivalent means. The filter elements shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through infiltration and/or biological

uptake. The drainage system shall also be designed to convey runoff in excess of this standard from the developed site in a non-erosive manner.

- Provisions for maintaining the drainage and filtration systems so that they are functional throughout the life of the approved development. Such maintenance shall include the following: 1) the drainage and filtration system shall be inspected, cleaned and repaired prior to the onset of the storm season, but not later than September 30th each year and 2) should any of the project's surface or subsurface drainage/filtration structures fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system and restoration of the eroded area.
- A drainage system approved by the City Engineer to ensure that runoff resulting from 10-year frequency storms of 6 hours and 24 hours duration under developed conditions, are equal to or less than the runoff from a storm of the same frequency and duration under existing developed conditions. Both 6-hour and 24-hour storm durations shall be analyzed to determine the detention basin capacities necessary to accomplish the desired results.

The Permittee shall implement and maintain the Plan for the life of the project.

## **24.0 FINDINGS AND DECLARATIONS**

~~**Note:** Poseidon has not yet obtained landowner approval in the form of a lease from the State Lands Commission. Poseidon has therefore has not yet shown its ability to conform to Coastal Act requirements regarding a permittee’s ability to comply with conditions of approval.<sup>1</sup> Coastal Act Section 30601.5 requires in part that an applicant demonstrate the authority to comply with all conditions of CDP approval prior to issuance of a permit. While this Coastal Act provision imposes a “prior to issuance” requirement rather than a “completeness” requirement, the Commission believes it is reasonable for Poseidon to demonstrate this ability as part of its CDP application review. It is more efficient to determine before, rather than after, whether a leasing obligation creates conflict with Commission findings or a permit condition. This is particularly important with this proposed project, where the Commission’s findings must address several significant issues and potential impacts—e.g., estuarine water use, entrainment, discharge characteristics, energy use, etc.—that could vary greatly based on conditions that may be imposed on Poseidon through a State Lands lease.~~

~~Commission staff scheduled Poseidon’s hearing for the November 2007 Commission meeting with the understanding that Poseidon’s application for a State Lands lease would be heard in October 2007. On October 30, 2007, the State Lands Commission held a hearing on Poseidon’s request for the necessary lease but declined to issue the lease and continued the hearing pending resolution of several issues that may change the project as currently proposed. Further, as described later in these Findings, Commission staff has determined that information in the project Environmental Impact Report (EIR) is not adequate for its review purposes. These issues are described in more detail below.~~

~~Nonetheless, the Commission has evaluated Poseidon’s project as currently proposed. Based on information that is available, the Commission has determined that the proposed project would not conform to Coastal Act provisions.~~

### **24.1 PROJECT PURPOSE AND DESCRIPTION**

The proposed project is a seawater desalination facility proposed by Poseidon Resources (Channelside) LLC (referred to herein as Poseidon). Poseidon’s proposed facility would use about 304 million gallons per day (MGD) of water drawn from Agua Hedionda Lagoon in Carlsbad, San Diego County (see Exhibit 1), to produce 50 MGD of potable water for local and

---

<sup>1</sup> Coastal Act Section 30601.5 states:

*Where the applicant for a coastal development permit is not the owner of a fee interest in the property on which a proposed development is to be located, but can demonstrate a legal right, interest, or other entitlement to use the property for the proposed development, the commission shall not require the holder or owner of any superior interest in the property to join the applicant as coapplicant. All holders or owners of any other interests of record in the affected property shall be notified in writing of the permit application and invited to join as coapplicant. In addition, prior to the issuance of a coastal development permit, the applicant shall demonstrate the authority to comply with all conditions of approval. [emphasis added]*

regional use.<sup>2</sup> At 50 MGD, Poseidon's proposed project would be the largest seawater desalination facility in the United States and in the Western Hemisphere. The proposed development also includes pipelines and pump stations necessary to deliver the produced water to a water reservoir in Carlsbad. The project's objectives include providing a local and reliable source of water, reducing local dependence of imported water, and providing water at or below the cost of imported water supplies. Poseidon has announced agreements to sell various amounts of its desalinated water to water districts in San Diego County for up to about 90 years.

**Project Setting:** The project would be located at the Encina power plant in Carlsbad on a site leased from the power plant owner, Cabrillo Power II, LLC (Cabrillo) (see Exhibit 2). During the past half-century, the power plant used water from Agua Hedionda Lagoon to cool its generating units. Poseidon's project as initially proposed in 1999 would have used some of the hundreds of millions of gallons of estuary water the power plant drew in from Agua Hedionda Lagoon to cool its generating units; however, Cabrillo recently proposed replacing the existing power plant with a new plant to be located elsewhere on the site, and which Cabrillo expects will be operating by 2010.<sup>3</sup> This new power plant would use dry cooling instead of using water from Agua Hedionda. Cabrillo proposes to keep two of the five units in the existing plant available for a few years beyond 2010 to provide additional grid reliability if needed, and Cabrillo anticipates that these two units would operate only a few weeks per year. The power plant's generating capacity is subject to "Reliability Must Run" status, as contracted by the California Independent System Operator (Cal-ISO), which is meant to provide electrical grid reliability. At the October 2007 State Lands Commission meeting, a Cabrillo representative testified that the units will remain in service indefinitely and that Cal-ISO would determine when they are no longer needed for grid stability.

Cabrillo's announced change in the power plant's operations represents a ~~significant change in how Poseidon's facility was originally proposed and how it was evaluated pursuant to the California Environmental Quality Act (CEQA).~~ Poseidon's project would no longer function as a co-located desalination facility – that is, it would not re-use the estuarine water already used by the power plant – but instead would be a new "stand-alone" facility, drawing in water just for desalination. Poseidon's lease with the power plant owner would allow it to operate the power plant's pumps when the power plant is shut down and would allow the proposed desalination facility to operate for up to 90 years. These Findings evaluate Poseidon's proposal as a "stand-alone" facility and the analyses herein are based on the coastal resource impacts that would result from the "stand-alone" project.

A key environmental feature of the proposed project site is Agua Hedionda Lagoon. Several sections of these Findings address project-related impacts to the lagoon's water quality and habitat values and the measures imposed to mitigate those impacts and ensure conformity to the

---

<sup>2</sup> The project would use about 100 MGD in the desalination process to create about 50 MGD of potable water and about 50 MGD of a high salinity discharge. The total amount would vary based on project operations – e.g., during maintenance, periods of start-up, etc. – and could be as high as 129 MGD. To reduce the salinity concentrations of its discharge, Poseidon would pump an additional 250,200 MGD into its intake and discharge system for dilution. This is discussed in more detail in Section 2.5.1 of these Findings.

<sup>3</sup> On September 14, 2007, Cabrillo submitted to the California Energy Commission its *Application For Certification* to start the review process needed to replace the existing power plant (Application #07-AFC-06).



Coastal Act. The description below provides a brief introduction to the lagoon and subsequent sections provide additional relevant details.

Agua Hedionda Lagoon is a coastal estuary that extends about 1.7 miles inland and is up to about one-half mile wide. It is at the downstream end of Agua Hedionda Creek, which has a watershed of about 29 square miles. The lagoon has been altered substantially over the past century or so. It has been bridged several times – in the late 1800s for a railroad, in 1919 for the Pacific Coast Highway, and in 1967 for Interstate 5. It now consists of three main “lobes” – an Outer Basin of about 66 acres, a Middle Basin of about 23 acres, and an Inner Basin of about 167 acres. The lagoon’s mouth is about 3,000 feet north of the power plant, and is maintained by two jetties extending a few hundred feet into the ocean. The jetties are on State tidelands and are leased by the State Lands Commission to Cabrillo. The power plant also has a State Lands lease for use of its discharge structure, which crosses a state beach and state tidelands to the south of the lagoon mouth (see Exhibit 3).

Before the mid-1950s, Agua Hedionda Lagoon was a shallow coastal wetland that was periodically shut off from tidal flows (the name is Spanish for “stinky water”). In the mid-1950s, Southern California Edison purchased much of the lagoon and dredged about four million cubic yards of material to create an intake channel for the power plant’s cooling water system.<sup>4</sup> Edison sold the power plant in 1999. The power plant has operated since the mid 1950s using up to about 850 million gallons per day of water from the estuary, although its water use has declined significantly in recent years. It has required regular dredging during that time to maintain the power plant’s intake channel, with at least 25 separate dredging events occurring during the power plant’s history. The estuary is also used for other purposes, including aquaculture (sea bass net pens, and a mussel farm), recreation (primarily boating and beach use), and ocean research (Hubbs-Seaworld Research Institute). Cabrillo, the current owner, also allows use of the lagoon for various scientific research and monitoring activities.

The state’s water quality standards identify Agua Hedionda Lagoon’s listed beneficial uses as the power plant’s industrial use, recreational uses, aquaculture, and habitat. The estuary is also listed as impaired, pursuant to Section 303(d) of the federal Clean Water Act, due to excess sedimentation and coliform bacteria. Additionally, the Carlsbad Watershed Management Plan<sup>5</sup> identifies the lagoon as being further impaired due to habitat fragmentation and the presence of invasive species. During the past several years, the lagoon experienced an outbreak of the highly invasive *Caulerpa taxifolia*, but in 2006 local and state efforts to eradicate *Caulerpa* from the lagoon were deemed successful. Monitoring for *Caulerpa* continues, however.

---

<sup>4</sup> In 1999, Southern California Edison sold most of the power plant property and Agua Hedionda Lagoon to Cabrillo, although it continues to own land along the lagoon’s shoreline.

<sup>5</sup> The Carlsbad Watershed Plan was published in 2002 pursuant to an NPDES permit issued in 2001 by the State Water Resources Control Board to the cities of San Diego County. The permit requires participating cities to develop a cooperative and coordinated watershed approach to address water quality issues. The Plan’s goals include the following: “*Protect coastal and wetland resources*: Extra credit should be given to “Action Items” that serve to protect the wetland resources, sensitive species and fragile ecosystems associated with coastal lagoons and riverine resources. These resources are not only sensitive and highly valued, but they support a great diversity of species and tend to be “sink holes” where water quality problems become much greater.”

Despite these impacts and the degraded water quality, Agua Hedionda continues to provide significant habitat values. The California Department of Fish and Game (DFG) includes it in a list of 19 “high-priority” coastal wetlands and DFG manages a Marine Ecological Reserve within the lagoon that provides habitat for a number of listed sensitive species. These features are described in more detail in Section 2.5.1 of these Findings.

## **24.2 BACKGROUND**

### ***Seawater Desalination’s Role in California’s Water Portfolio***

Both California and the Coastal Commission have recognized that environmentally and economically appropriate seawater desalination is an acceptable method for providing part of the state’s water supply. There are currently about a dozen facilities operating along the California coast, mostly providing relatively small amounts of water to local users or to certain industrial facilities. During the past few years there has been increased interest in seawater desalination, due largely to recent advances in desalination technology, concerns about increasing the reliability over local water supplies, and reducing dependence on imported supplies. There are now about twenty proposals for new facilities to be built along the coast to serve both local and regional water needs.

The 2005 Update of California’s State Water Plan expects seawater desalination to provide about 200,000 acre-feet of water by 2030. Both the Metropolitan Water District of Southern California (MWD) and the San Diego County Water Authority (SDCWA, or Authority) have included seawater desalination as part of their long-term water supply portfolio. The Authority has established a goal that seawater desalination provide 89,600 acre-feet of its water supply by 2030. Even the Southern Nevada Water Authority has identified seawater desalination as part of its long-term water supply, with its idea being that water from the Colorado River would be used in Nevada in exchange for the Nevada water users paying for desalinated water to be produced along the California coast.

Several recent initiatives in California illustrate this increased interest:

- **State Desalination Task Force:** In 2003, pursuant to AB 2717, the California Department of Water Resources convened an interagency task force<sup>6</sup> to report to the Legislature on potential opportunities and impediments for using seawater and brackish water desalination, and to examine what role, if any, the state should play in furthering the use of desalination technology. Based on information provided during a series of workshops around the state,

---

<sup>6</sup> Task Force members included representatives from: State agencies – California Department of Water Resources, Coastal Commission, State Water Resources Control Board, Central Coastal Regional Water Quality Control Board, Energy Commission, Department of Health Services, Resources Agency, California Environmental Protection Agency, Department of Food and Agriculture, CALFED, Bay Conservation and Development Commission, Department of Fish and Game, University of California; federal agencies – Bureau of Reclamation, Monterey National Marine Sanctuary; local governments and water agencies – Monterey County Health Department, City of Long Beach Water Department, League of Cities, County Supervisor Association of California, Central Basin and West Basin Municipal Water Districts, Marin Municipal Water District, Inland Empire Utilities Agency; and interest groups – California Building Industry Association, Surfrider, American Membrane Technology Association, National Water Research Institute, Clean Water Action and Clean Water Fund.

the task force developed recommendations and guidelines for desalination projects proposed in California. Some key task force findings applicable to this proposed project include:

- *Desalination can provide a reliable supply during California's periodic droughts.*
- *Many communities and water districts are interested in developing desalination facilities as a local, reliable source of water to reduce their dependence on imported water and/or to meet existing or projected demand. Some communities see desalination as a way to reduce their diversions from rivers and streams, thus contributing to ecosystem restoration.*
- *Technologically, desalination is a proven, effective mechanism for providing a new source of water. A variety of desalination technologies have been applied in many locations throughout the world.*
- *Economically and environmentally acceptable desalination should be considered as part of a balanced water portfolio to help meet California's existing and future water supply and environmental needs.*
- *While they vary on a site-specific level, potential impediments to seawater desalination include the environmental impacts associated with the feedwater intake and brine/concentrate disposal. As is the case with many other water management strategies, other potential issues include cost, siting and growth-inducement.*
- *With proper design and location of outfalls, brine/concentrate disposal may not be a major impediment to desalination.*
- *Seawater desalination is more energy intensive, per acre-foot, than brackish water desalination or water recycling. For energy comparison purposes, current desalination systems using reverse osmosis technology require about 30 percent more energy than existing interbasin supply systems currently delivering water to parts of Southern California. Efforts including those supported by the Bureau of Reclamation, U.S Desalination Coalition, and the National Water Research Institute are underway to increase the energy efficiency of desalination through improved membranes, dual pass processes, and additional energy recovery systems.*
- *Advantages to co-locating desalination facilities with coastal power plants using once-through cooling may include: compatible land use, use of the existing infrastructure for feedwater intake and brine discharge, location security, use of the warmed power plant cooling water as the feedwater for the desalination facility, reduction of the power plant discharge thermal plume and the potential to purchase power from the host power plant at prices below retail rates.*
- *Co-locating a desalination facility with a coastal power plant may provide a justification for the continued use of once-through cooling technology. Once through cooling technology has well-documented environmental impacts, including impacts on marine organisms.*
- *The appropriate State regulatory agencies have indicated that the siting of a new desalination facility, which utilizes any new or existing open water feedwater intakes, will require a current assessment of entrainment and impingement impacts as part of the environmental review and permitting process.*
- *Various technologies exist that may avoid, reduce or minimize the impacts of feedwater intake.*

- *Drawing feedwater from beach wells is one way to avoid the ecological impacts of entrainment and impingement associated with open water intakes; however, the capacity of each well is limited and is subject to local hydrogeologic conditions.*
- *Low velocity intake systems, marine fish screens, sub-floor intakes and appropriate intake pipe design and location are methods that may reduce or minimize impacts of entrainment and impingement associated with open water intakes.*
- *Water, including ocean and estuarine water, is a public resource, subject to the public trust doctrine, and should be protected and managed for the public good.*
- *The extent to which private companies are involved in the ownership and operation of proposed desalination plants varies widely, from completely private projects that may be regulated by the State Public Utilities Commission, to public-private partnerships, to projects that would be wholly owned, operated and controlled by public entities. The involvement of private companies in the ownership and/or operation of a desalination plant raises unique issues.*
- *There are implications associated with the range of public-private possibilities for ownership and operation of desalination facilities. Local government has the responsibility to make the details of these arrangements available to the public.*
- *Recently adopted international trade agreements and international trade agreements currently being negotiated may affect how federal, State and local agencies adopt or apply regulations concerning activities of public agencies or private entities with multinational ties.*
- *Desalination proposals are subject to existing regulatory and permitting processes to ensure environmental protection and public health.*
- *Environmental justice considerations include the siting of desalination facilities, determining who accrues the costs and benefits of desalination and who has the opportunity to use higher quality (desalinated) water, and the possible impacts of replacing low-cost with high-cost water.*
- *Growth inducing impacts of any new water supply project, including desalination, must be evaluated on a case-by-case basis through existing environmental review and regulatory processes.*
- *Each desalination project involves different environmental characteristics, other water supply alternatives, proposed plant ownership/operation arrangements, demographics, economics, community values and planning guidelines.*
- **Coastal Commission Report – Seawater Desalination and the California Coastal Act:** In 2004, Commission staff published a report describing many of the issues associated with seawater desalination along the California coast and discussing how proposed desalination facilities could conform to Coastal Act provisions. The report provides general information about desalination, describes the status of desalination in California, identifies key Coastal Act policies most likely to apply to proposed desalination facilities, and identifies much of the information likely to be required during review of a coastal development permit application for those facilities.

Its key conclusions recognize that each facility will require case-by-case review due to the unique operating characteristics and environmental settings, that Coastal Act policies do not suggest overall support of, or opposition to, desalination, that there may be differences in applying those policies to public or private proposals, that the most significant potential

impacts to address are likely entrainment of marine organisms and growth-inducement, and that proposed co-located facilities raise unique issues regarding Coastal Act conformity.

- **Proposition 50 Grants:** As part of Proposition 50, which Californians approved in 2002 to provide funding for a number of water-related projects around the state, the state Department of Water Resources distributed about \$50 million to public agencies for various types of desalination research projects. Several of the Commission's past decisions have been in support of these projects – for example, the Commission has approved projects conducted by the City of Long Beach Water Department to conduct pilot tests and subsurface intake methods and projects by the Metropolitan Water District of Orange County for its innovative and successful research on using slant-drilled wells for subsurface desalination intakes.

There are also a number of initiatives at local or regional levels to support or research the potential for seawater desalination to provide part of an area's water supply. For example, Southern California's Metropolitan Water District (MWD), which represents most water agencies in coastal Southern California, established a program offering to its member agencies subsidies of up to \$250 for each acre-foot of desalinated seawater produced. The agencies eligible for this subsidy include the San Diego County Water Authority, Long Beach Water Department, Los Angeles Department of Water and Power, West Basin Municipal Water District, and the Municipal Water District of Orange County. The MWD has also provided about \$250,000 to its member agencies for desalination research

### ***Association with a power plant once-through cooling water intake system***

~~One of the most significant elements of Poseidon's project affecting its ability to conform to Coastal Act provisions is its proposed use of a power plant once-through cooling system. Power plants along California's coast have used these systems for the past half-century or so, but many of them are being phased out due to increased awareness of the adverse environmental effects they cause, regulatory and policy changes, or retirement of aging power plants. These systems can pump in and discharge hundreds of millions gallons per day of seawater and estuarine water and cause significant adverse impacts to marine life and to other coastal resources. These environmental effects are described in more detail in Section 2.5.1 of these Findings.~~

~~Poseidon's proposed use of the Encina power plant intake and discharge creates significant concerns about its ability to conform not only to Coastal Act requirements but to other regulations and policies associated with such facilities. Although co-locating a desalination facility with an operating power plant cooling system can offer a number of advantages—such as re-using water already used by the power plant, using the power plant's heated discharge to allow more efficient desalination membrane performance,<sup>7</sup> using existing intake and discharge structures rather than having to build new ones, etc.—a number of changes in the past few years have substantially diminished the advantages of co-location. These changes, described below, have already resulted in five of California's coastal power plants announcing their intention to switch from once-through cooling to other less environmentally harmful alternatives for cooling.~~

---

<sup>7</sup> Poseidon obtained a patent for the process of combining ambient temperature seawater with a power plant's heated seawater discharge, which helps optimize a desalination facility's membrane performance. See U.S. Patent Number 6,946,081 awarded September 20, 2005; applied for December 30, 2002.

These include the Encina facility. Poseidon proposes to use the existing Encina power plant intake and discharge. Originally, Poseidon planned to reuse some of the estuary water the power plant drew in from Agua Hedionda Lagoon to cool its generating units. However, as discussed in Section 4.1 above, Cabrillo has applied to cease operations of its existing facility and to build a new power plant. In September 2007, Cabrillo applied to the California Energy Commission to build by 2010 a new, smaller, dry-cooled power plant on site that would not use water from Agua Hedionda. Cabrillo's proposal includes removing three of the existing plant's five generating units and operating the remaining two units only part time (expected to be up to a few weeks per year) for several more years until replacement power becomes available.<sup>8</sup> As noted previously, the power plant is subject to "Reliability Must Run" contracts with Cal-ISO. At the October 2007 State Lands Commission hearing, a Cabrillo representative stated that the generating units will be available for service indefinitely and that Cal-ISO would ultimately determine when they are no longer needed for grid reliability. With that change, Poseidon's facility would no longer be able to use water from an already operating intake system and the resulting adverse environmental impacts would be due solely to Poseidon's use of the system. Poseidon's main remaining advantage—using an existing intake and discharge structure rather than having to build a new one—becomes a disadvantage because of all the adverse environmental damages and costs associated with use of that structure. These issues and feasible alternatives are described in more detail later in these Findings. As noted in Section 3.0 of these Findings, the Final EIR did not adequately identify the significant adverse impacts that would be caused by the facility's use of the estuarine intake. Once the power plant's operations cease, Poseidon would continue to use the existing power plant intake and discharge for its water supply. The proposed project was the subject of CEQA review conducted by the City of Carlsbad, and the Final EIR, certified by the City on June 14, 2006, addressed the potential stand-alone operation of the facility and concluded that such a facility would not result in any new significant adverse environmental impacts. After the EIR was certified in June 2006, Poseidon also provided Commission staff with results of its entrainment study showing impacts roughly equal to the loss of productivity from 37 acres of wetlands and open water in Agua Hedionda Lagoon. Poseidon also provided in December 2006 and March 2007 technical papers showing the amount of lagoon sedimentation caused by use of the intake.

As a stand-alone facility, Poseidon would take in approximately 304 MGD of estuarine water. The project would use about 100 MGD of that water in the desalination process to create about 50 MGD of potable water and about 50 MGD of a high salinity discharge. The facility's conditional NPDES permit requires that Poseidon's discharge not exceed a maximum salinity level of 40.1 parts per thousand. Poseidon would use the additional 200 MGD of estuarine water it pumps in to reduce its discharge's salinity concentration to levels established in the NPDES permit.

Poseidon's switch from a proposal to use an already operating power plant intake to being a stand-alone facility would result in a highly inefficient desalination facility. At this particular site, for example, the desalination facility will require more than 300 MGD of estuarine water to

---

<sup>8</sup> Although the power plant has been permitted in the past to use up to about 857 MGD of estuarine water, its recent average use has been well below that amount. In the first half of 2007, for example, its average use was 120 MGD, and it had more than sixty days with no operations.

~~create 50 MGD of potable water. Most~~ Some other reverse osmosis desalination facilities can produce a particular amount of potable water by using about twice that amount of seawater (i.e., a 2:1 ratio), but because of the approach used in this project to dilute Poseidon's discharge and due to the Regional Board's requirements, this project would require a 6:1 ratio. This is discussed in more detail in Section ~~2.5.1~~ 4.5.1 of these Findings.

~~Poseidon's proposal would also require substantially more electricity than it might otherwise use, since it would pull in far more water than is actually needed for the desalination process (304 million gallons of water instead of 104 million). Further, Poseidon is proposing to use the older and relatively inefficient existing power plant pumps rather than install newer and more efficient pumps; Poseidon intends to operate the power plant's Unit 4 pumps, which would provide the necessary 304 MGD<sup>9</sup>, which represents a significant inefficiency, since its 304 MGD flow requires pumping 2.5 billion pounds of water per day.~~

~~Along with these issues are a number of regulatory, policy, and legal changes that eliminate or further diminish the potential advantages of co-location. A number of regulatory, policy, and legal challenges have been raised with respect to once-through cooling. Their relevance to the project is not yet certain, in part because while the project will use the existing once-through cooling system, it will not be using that system for once-through cooling. Issues that may be relevant include:~~

- *Entrainment/impingement studies along California's coast:* California's coastal power plants have been the subject study over the past few years to determine what effects their use of seawater for cooling has on the marine environment.<sup>10</sup> These power plants can use from several hundred million gallons per day to over two billion gallons per day of water from the nearshore ocean, open embayments, and enclosed estuaries. Each of the studies showed these cooling water intakes cause significant adverse effects to the marine environment that in some cases extended up to dozens of miles along the coast or covered up to hundreds of acres of nearshore waters.
- *California Ocean Protection Council's Once-Through Cooling Policy:* In response to these studies and in recognition of the degraded quality of California's ocean environment, the California Ocean Protection Council last year adopted a policy to reduce the adverse effects

---

<sup>9</sup> The power plant has five separate generating units, each with two cooling water pumps and one or two service pumps. Each unit's pumps have a different capacity, from about 73 MGD to 326 MGD. Poseidon's preferred scenario would be to operate the Unit 4 pumps, which would provide the required 304 MGD rate. The Regional Board determined that 304 MGD would be necessary to adequately dilute Poseidon's 50 MGD high salinity discharge. On June 1, 2007, Poseidon submitted to the Board a *Revised Flow, Entrainment and Impingement Minimization Plan* that the Board is currently reviewing. The draft Plan states that operating the Unit 4 pumps would result in a discharge of 304 MGD with a salinity level of 40.1 parts per thousand, which is the limit established in the facility's conditional NPDES permit. This operating scenario serves as the basis of the various analyses in these Findings related to entrainment, impingement, greenhouse gas emissions, and others.

<sup>10</sup> Since 1998, power plant entrainment/impingement studies done in California include South Bay (in San Diego), Huntington Beach (Orange County), Diablo Canyon and Morro Bay (San Luis Obispo County), and Moss Landing (Monterey County).

of once-through cooling systems.<sup>11</sup> The resolution recognizes that such systems cause significant adverse impacts to the marine ecosystem. The Commission further directed its staff to complete by December 2007 a study of alternative cooling methods that would reduce impacts, urged the State Water Resources Control Board to implement the most protective controls to reduce entrainment and impingement impacts by 90-95%, and established an interagency coordinating effort to address once-through cooling issues.<sup>12</sup>

- *Changes in regulatory / legal status of seawater intake systems:* In January 2007, the 2<sup>nd</sup> Circuit Court of Appeals determined that U.S. EPA rules for regulating existing power plant cooling water intakes did not conform to Clean Water Act requirements (*Riverkeeper, Inc., v. United States EPA*, 475 F.3d 83, 97 (2d Cir. 2007)). The court's decision, known as *Riverkeeper II* and which applies nationwide, found that cooling water intakes had to reduce entrainment impacts through technological measures and could not use compensatory mitigation as a means of compliance. In response, the U.S. EPA rescinded its proposed requirements and directed state water quality agencies to use Best Professional Judgment in determining applicable NPDES requirements for once-through cooling systems. For most power plants, this *Riverkeeper II* decision means that continued use of their existing cooling water systems would not comply with the Act's requirements. As noted previously, five of California's coastal power plants have since announced that they will switch to a less environmentally damaging cooling method.

Poseidon contends that this decision has no effect on its ability to use the intake when the power plant shuts down because it would not use the intake for cooling water. However, in conjunction with that ruling, the State Water Resources Control Board is developing a *Statewide Policy for Once-Through Cooling*<sup>13</sup> that will incorporate the *Riverkeeper II* decision, which was a decision involving the federal Clean Water Act, but will also be based primarily on a state requirement that regulates more than just cooling water structures. Porter-Cologne Act Section 13142.5(b)<sup>14</sup> states:

*“For each new or expanded coastal powerplant or other industrial installation using seawater for cooling, heating, or industrial processing, the best available site, design, technology, and mitigation measures feasible shall be used to minimize the intake and mortality of all forms of marine life.”*

Although Poseidon's use of the power plant intake structure would not be for cooling purposes, it would be subject to this Porter-Cologne Act provision and would cause the same type of entrainment and impingement impacts both the Clean Water Act and the Porter-

---

<sup>11</sup> See *Resolution of the California Ocean Protection Council Regarding the Use of Once-through Cooling Technologies in Coastal Waters*, April 20, 2006.

<sup>12</sup> Coastal Commission staff is active in the interagency coordinating group.

<sup>13</sup> In July 2006, the Board initiated CEQA review for the proposed policy and is expected to issue a draft policy sometime in early 2008, with a final policy later in 2008.

<sup>14</sup> Pursuant to Coastal Act Section 30412(a), the Commission shares responsibilities with the State Board in implementing this section of the Porter-Cologne Act.



~~Cologne-Act require be avoided and minimized. This issue may be clarified sooner than the State Board's expected policy adoption date, as another case at the state level is expected to be decided in December 2007. The state Court of Appeals is expected to rule on *Voices of the Wetlands v. Calif. State Water Resources Control et al. and Duke Energy Moss Landing et al.* (a case similar to *Riverkeeper II*) about whether the adverse entrainment and impingement effects of a power plant's intake structure can be mitigated using restoration or whether it requires a technological approach to avoid or reduce the impacts.~~

~~The issues described above raise fundamental concerns about how Poseidon's proposed use of the power plant once-through cooling system would affect its ability to conform to Coastal Act provisions as well as requirements of other policy, regulatory, and legal obligations associated with its proposed use of the power plant cooling water intake structure. The Findings herein show that the proposed use of this structure would cause significant adverse impacts that would otherwise not occur. They also suggest that approval of the project as proposed could serve as a precedent for other similarly harmful uses of these environmentally destructive intake systems. Commission review of the proposal requires substantial consideration of alternatives to both the overall project and to specific project components. Other issues and changed circumstances described below—including the project's inability to distribute water without additional public infrastructure, faulty cost assumptions, and its lack of necessary regulatory approvals—contribute to additional Coastal Act nonconformity.~~

Without the mitigation measures contained herein, the proposed use of the existing intake and discharge facilities would be inconsistent with applicable Coastal Act policies. As mitigated, the Commission finds the project will be consistent with the Coastal Act.

### **~~Need for additional public infrastructure~~ *Public use of water***

~~Poseidon's proposed facility would rely on several public infrastructure components that have not yet gone through CEQA review and have not yet been approved or funded, as described below. Without these components, the project would not meet its objective of providing water to the regional distribution system and cannot provide water for use by most of Poseidon's expected water purchasers.~~

Poseidon has announced purchase agreements totaling 57,900 acre-feet of water per year with the following water agencies:

- Carlsbad Municipal Water Department: 22,000 acre-feet per year, or about 20 MGD
- Olivenhain Municipal Water District: 5,000 acre-feet per year, or about 4.5 MGD
- Rainbow Municipal Water District: 7500 acre-feet per year, or about 6.5 MGD
- Rincon Del Diablo Municipal Water District: 4,000 acre-feet per year, or about 3.5 MGD
- Sante Fe Irrigation District: 2000 acre-feet per year, or about 1.8 MGD
- Sweetwater Authority: 2400 acre-feet per year, or about 2 MGD
- Vallecitos Water District: 7500 acre-feet per year, or about 6.5 MGD
- Valley Center Municipal Water District: 7,500 acre-feet per year, or about 6.5 MGD

Poseidon's stated objective is to provide water to purchasers at or below the price they would pay for imported water, and its purchase agreements with these agencies are based on that objective. These agencies, all of which are members of the San Diego County Water Authority, currently purchase imported water from the Authority at rates ranging from about \$250 to \$700 per acre-foot, which are well below the costs anticipated for water from the Poseidon project. Cost considerations are described in more detail later in this section.

Of the purchasers above, several would not be able to receive water directly from Poseidon's facility, as they are some distance from Carlsbad – for example, the Sweetwater Authority is about twenty miles away at the southern end of San Diego Bay and both Rincon and Valley Center are several miles inland.<sup>15</sup> Instead, Poseidon's intent is to allow some of the agencies to trade water it has purchased from Poseidon to agencies closer to the facility in exchange for those nearby agencies' rights to imported water.

~~However, the~~ The project as currently proposed would allow for only limited exchanges, since it does not include several elements of public infrastructure needed to distribute the water beyond adjacent communities. Poseidon's proposal includes pipelines and pumps necessary to transport its produced water to Carlsbad's Maerke Reservoir, which serves parts of Carlsbad and neighboring Oceanside and Vista only, and its other pipelines would serve parts of some other neighboring communities. Poseidon's proposal includes several pipeline route alternatives, for the most part outside the coastal zone, that would allow it to provide water to portions of the cities of Carlsbad, Oceanside, Vista, San Marcos, Escondido, Encinitas, and Solana Beach. The project EIR examined facilities to connect with these local water delivery systems. Getting water from this reservoir to the regional distribution system where it would be usable or tradable by other water agencies would require an additional pump station and pipeline between the reservoir and elements of the regional system located further inland and several hundred feet higher in elevation. Poseidon does not currently plan to connect the desalination facility to the regional water distribution system. This connection is not necessary to deliver water between the facility and the neighboring communities listed above. ~~These~~ new pump station and pipeline are not a part of the proposed project, but instead are included in the SDCWA's 2007 *Draft Integrated Water Resource Management Plan*, ~~which has not yet been evaluated under CEQA or approved and funded by any agency.~~ This Plan shows that the anticipated capital costs for these facilities are \$80 million and ongoing operations and maintenance costs would be \$2.5 million. These costs would need to be added to any costs charged by Poseidon and would represent an substantial additional cost to any purchaser needing to either obtain the desalinated water via the regional system or use that system to trade with other agencies. The Borego Water District, in its Board meeting minutes of September 26, 2007 describing its consideration of water purchases from the proposed desalination facility, identified the expected transmission costs as \$140 per acre-foot. Cost issues are described in more detail later in this Section. Without the additional infrastructure, the actual usable water from Poseidon's proposed facility would be limited to water to those areas listed above in and near Carlsbad.

---

<sup>15</sup> ~~Poseidon's proposal includes several pipeline route alternatives, for the most part outside the coastal zone, that would allow it to serve portions of the cities of Carlsbad, Oceanside, Vista, San Marcos, Escondido, Encinitas, and Solana Beach.~~

Further, Maerkle Reservoir is currently designated by Carlsbad as its required emergency storage reservoir – that is, water stored there is meant to provide the City with a 10-day emergency water supply during a shutdown of the regional delivery system – and, as noted in the City of Carlsbad Water Master Plan Update (March 2003), that designation would have to be changed to allow Poseidon to use the reservoir to store or transport water to the regional distribution system. That change would also presumably have to identify an alternative 10-day emergency source for Carlsbad, ~~and the necessary analysis for this change has not yet occurred.~~

### ***Expected Project Costs***

The Commission does not directly regulate costs; however, the Coastal Act includes consideration of project costs in an indirect but important way. Some Coastal Act provisions require the Commission to determine whether certain adverse impacts of the proposed project are mitigated to the maximum extent feasible or whether there are feasible and less environmentally damaging alternatives to aspects of a proposed project. Coastal Act Section 30108 defines “feasible” as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.” Therefore, information about proposed project costs may sometimes be necessary to fully evaluate what project changes or mitigation measures may be economically feasible. The Commission includes the following discussion of the project’s estimated costs to use in later sections of these Findings regarding feasible mitigation measures and alternatives.

One of Poseidon’s objectives and the basis of its purchase agreements is to provide water to water districts at or below the costs of imported water.<sup>16</sup> Those costs now range from about \$300 to \$700 per acre-foot for water districts in the San Diego area.<sup>17</sup> It appears, however, that, Poseidon’s actual costs would be substantially higher than what local water districts are paying for imported water ~~and its proposed project would therefore not meet this stated objective.~~<sup>18</sup>

---

<sup>16</sup> More precisely, Poseidon’s Water Purchase Agreements describe the price as: “The lower of (i) the sum of (A) \$861/acre-foot [ $\$0.70/\text{m}^3$ ] (the “Base Price” in 2004 dollars) and (B) a delivery charge for transportation of the desalinated water to the Exchange Partner; and (ii) the sum (the “Avoided Cost”) of (A) Buyer’s cost of water supplied by the SDCWA and (B) any subsidy received by Buyer from MWD or any other third party for the purchase of water from the Project. To the extent the Base Price plus the delivery charge is less than the Avoided Cost, the savings shall be shared equally between the Parties.”

The “Avoided Cost” method is equal to the sum of costs charged by the San Diego County Water Authority. The “Base Price” method is tied to the Consumer Price Index and is based on the following formula:

$$\text{Current Base Price} = (\text{Base Price}_{\text{initial}})(70\%(\text{CPI}_i / \text{CPI}_{\text{initial}}) + (30\%(\text{EC}_i / \text{EC}_{\text{initial}})))$$

<sup>17</sup> The MWD, from whom SDCWA purchases most of its imported water, expects its imported water price to go up from 4-6% per year for the next ten years. In the shorter term, SDCWA expects its costs to increase next year by about 10%.

<sup>18</sup> ~~The Coastal Act includes consideration of project costs in an indirect but important way. Some Coastal Act provisions require the Commission to determine whether certain adverse impacts of the proposed project are mitigated to the maximum extent feasible and whether there are feasible and less environmentally damaging alternatives to aspects of a proposed project. Coastal Act Section 30108 defines “feasible” as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.” Therefore, information about proposed project costs may sometimes be necessary to fully evaluate what project changes or mitigation measures may be economically feasible.~~

In July 2007, Poseidon provided the following figures for its expected project costs:

<b>Total capital costs:</b>	\$300 million	
<b>Annual gross revenues:</b> (based on 56,000 acre-feet per year X ~\$950 per acre-foot)	\$53 million	
<b>Annual operations and maintenance costs:</b>	\$30 million	\$535 per acre-foot
<b>Debt service and taxes:</b>	\$21 million	\$375 per acre-foot
<b>Anticipated net annual revenues:</b>	\$2 million	<u>\$ 36</u> per acre-foot
<b>Total:</b>		\$946 per acre-foot

Commission staff ~~could not verify several of Poseidon's estimated costs~~ believe actual costs would be somewhat higher and, in fact, for some components of the proposed project could only verify higher costs. These higher costs would make Poseidon's water cost substantially more than the expected \$950 per acre-foot and even higher than current or expected costs for imported water. The Commission believes the costs to provide this water will be higher than Poseidon currently estimates, for the following reasons:

- *Overall trend of desalination costs:* Over the past couple of decades, desalination costs have declined significantly, due largely to advances in technology such as increased energy efficiency, extended membrane and filter operating life, and other improvements. More recently, however, the trend appears to have reversed. Despite continued advances in some areas of desalination technology and energy efficiency, overall costs of desalinated water have increased during the past few years largely due to increased cost for energy and materials. Of all significant sources of water, seawater desalination is the most energy intensive and the most cost-sensitive to energy prices. Poseidon's expected costs in Carlsbad have gone up, not down, over the past several years. In 2004, Poseidon estimated its water would cost \$800 per acre-foot; its most recent estimate is \$950 per acre-foot. Its overall capital costs have gone from \$270 million to about \$300 million during the same period.

Further, although it is difficult to compare the cost of water from different desalination facilities, Poseidon's purported costs are much lower than estimates at other seawater desalination facilities now operating or being developed. For example, testimony by the California-American Water Company before the state Public Utilities Commission shows that it expects water from a similar proposed seawater desalination facility at the Moss Landing Power Plant to cost from \$1600-1800 per acre-foot. This proposed facility would be somewhat smaller than Poseidon's (between 10 and 20 MGD), but even allowing Poseidon a 10% "economy of scale" benefit would result in its costs being closer to \$1500 per acre-foot.

- *Additional mitigation costs:* As noted later in these Findings, several mitigation measures are needed for the proposed project to conform to various Coastal Act provisions, and these costs are not yet included in Poseidon's estimates. For example, Poseidon stated it is considering purchasing "carbon offset" credits for its greenhouse gas emissions. At a current average cost of \$20 per megawatt-hour, these credits would cost Poseidon over \$5 million per year to fully offset its emissions, which would add about \$95 to the cost of each acre-foot produced.

- *Poseidon's reliance on a not-yet-available subsidy:* Poseidon's anticipated costs are also based in part on it being eligible to receive benefit from the \$250 per acre-foot subsidy available from the MWD. As described previously, the MWD several years ago adopted a policy to provide up to \$250 per acre-foot to selected water agencies. However, Poseidon is not at this time eligible for the subsidy. It would have to enter an agreement with one of the five eligible entities (presumably, the San Diego County Water Authority) to transfer its subsidy rights. ~~This may be difficult if the Authority or the other eligible entities plan to use the subsidy for their own desalination projects. The Authority, for example, states in its most recent Annual Report that it is planning on using seawater desalination to provide 89,600 acre-feet of the region's water supply by 2020 and it is also continuing to evaluate potential desalination projects of its own.~~ Without this subsidy, Poseidon's stated costs would be \$250 per acre-foot higher.<sup>19</sup>
- *Present and future costs for electricity:* Poseidon estimates its average cost for electricity will be \$0.0749 per kWh. It bases this estimate on the rates available from the San Diego Gas & Electric Company (SDG&E) for large industrial customers (SDG&E Tariff Sheet #AL-TOU), which provides a range of energy prices based on the time-of-use (e.g., higher costs at peak afternoon hours, lower costs at night; generally higher costs in summer than in winter). Poseidon states that it determined its expected \$950 per acre-foot water cost in part by applying expected rates from that Tariff Sheet.

However, it appears that applying the rates from that Tariff Sheet would result in an actual annual average rate of no less than \$0.10 per kWh. The cost of desalinated water is highly sensitive to energy costs, with each penny increase in the rate per kilowatt-hour resulting in about a \$50 per acre-foot increase in the end cost, so this average \$0.10 rate would increase Poseidon's expected costs per acre-foot by about \$125.<sup>20</sup>

Additionally, Poseidon's anticipated costs do not recognize likely future rate increases for electricity, which are likely to help maintain the gap between Poseidon's production costs and the costs of imported water. For 2008, SDG&E has already proposed an increase of about 5% increase for its industrial users. Even though imported water sources would also be subject to future rate increases, at least two characteristics suggest that Poseidon would have disproportionately higher increases compared to imports. First, as noted above, seawater desalination is more sensitive to energy costs than are other sources; and second, Poseidon would obtain its electricity from the SDG&E service area, whereas much of the water imported to San Diego County is subject to the lower rates available to the state's water

---

<sup>19</sup> ~~Further, the MWD established the subsidy for use by its member agencies, all of which are public water districts, and selected just five of those public districts as being eligible for the subsidy. It has not yet been established that Poseidon may use these funds, either directly or indirectly, and such use may not represent a valid expenditure of public funds for a private entity.~~

<sup>20</sup> Poseidon stated that it could take advantage of lower off-peak electricity rates by reducing its production during peak hours and increasing it during non-peak hours – it proposed, for example, that it could operate at 80% capacity (40 MGD) during the highest rate periods and at 108% capacity (54 MGD) during lower rate periods. However, it appears this scenario would have little effect on average electrical costs, since Poseidon would use even more electricity during the longer low-rate periods and less during the much shorter high-rate periods. Further, this “start/stop” operating scenario would likely increase Poseidon's operations and maintenance costs due to shortening the operating life of the various membranes, filters, and other facility components.

transport systems. Although Poseidon may be able to “hedge” all or part of its electricity costs through the purchase of natural gas futures, such hedges are relatively short-term, so Poseidon’s costs would eventually be subject to rate increases similar to those experienced by other electricity users in the region. At this point, the expected 5% increase next year by SDG&E would add about \$25 per acre-foot to Poseidon’s costs.

- *Additional costs to pump water into SDCWA distribution system:* As noted above, Poseidon’s current proposal includes installing the pipelines and pumps needed to deliver water only to Carlsbad’s Maerke Reservoir and parts of Vista and Oceanside. Transporting water to other entities would require an additional pipeline from the reservoir to the regional distribution system along with an additional pumping station and additional electricity costs. SDG&E’s most recent cost estimates for these components are \$80 million in capital costs and \$2.5 million per year in operations and maintenance costs (which presumably include electricity costs), which would have to be reflected in the costs of water for any entity other than Carlsbad, Vista, or Oceanside. The additional operations and maintenance costs alone would add about \$125 per acre-foot to the approximately 20,000 acre-feet that may need to reach the regional distribution system. As noted above, recent minutes of the Borrego Water District identify the Authority’s expected distribution charge as \$140 per acre-foot. Although Poseidon’s project does not propose connecting to this regional distribution system, these costs would be borne by any entities other than the neighboring cities noted above that wish to use or trade the desalinated water.
- *Additional costs for dredging Aqua Hedionda Lagoon:* ~~With the planned power plant shutdown,~~ The power plant owner is currently responsible for dredging the lagoon and is expected to maintain that responsibility as long as the power plant uses its once-through cooling system. When the power plant ends its use of that system, Poseidon would have is expected to take on responsibilities for dredging the lagoon. Poseidon would not need to dredge as large an area, since it would use less water than past power plant operations; even so, Poseidon’s costs could be higher. The power plant has in the past dredged about every other year, with its most recent operations costing about two million dollars (or an average of one million dollars per year); however, it owns the barge and sand delivery pipelines it uses for dredging operations. A similar one million dollar per year average would add about \$20 per acre-foot to Poseidon’s water costs, which has not yet been included in its estimates.

In sum, the additional costs described above would add about \$450 to Poseidon’s stated \$950 per acre-foot costs. This approximate cost of \$1400 per acre-foot is more in line with credible cost estimates available from other seawater desalination facilities operating or being developed in California. Poseidon stated at the Commission’s November 15, 2007 hearing that it intends to operate at a loss for some unknown number of years until the costs of imported water increase to match Poseidon’s costs for constructing and operating the desalination facility.

Should Poseidon’s costs or other concerns make the project unsuccessful, measures exist to protect coastal resources. First, under the water purchase agreements between Poseidon and the City of Carlsbad, the City at its option can assume operation or ownership of the facility. Second, if the City chose not to assume either of those options, or if operations ceased for some reason, Poseidon is required to remediate the site and remove the facility. To accomplish this, Poseidon is required to post a security in the form of either a letter of credit or an irrevocable bond with the property owner.

### **24.3 COASTAL COMMISSION JURISDICTION AND STANDARD OF REVIEW**

The proposed desalination facility and portions of its associated pipelines would be located in the coastal zone within the City of Carlsbad. Carlsbad has a certified Local Coastal Program (LCP), and the Agua Hedionda area is one of six segments of that LCP. Although most of the city's coastal zone is fully certified, the Agua Hedionda segment has only a certified Land Use Program (LUP), not a certified implementation program. Therefore, review and permitting authority within this segment remain with the Commission, with the standard of review being Chapter 3 of the Coastal Act. The Commission may also use provisions of the certified LUP as guidance.

### **24.4 OTHER PERMITS AND APPROVALS**

#### **City of Carlsbad:**

- **Precise Development Plan:** As part of its project review and approval, the City of Carlsbad approved a Precise Development Plan for the project site, which modified the allowable uses on the site to include the proposed desalination facility.
- **Environmental Impact Report:** On June 14, 2006, the City of Carlsbad certified a Final EIR for the project. At the request of the Coastal Commission staff, the City added a discussion to the Final EIR to address stand-alone operations of the project. In addition, the potential for stand-alone operations was discussed in the City's staff reports to the City Planning Department and City Council. The City concluded that project, operating as either a co-located or a stand-alone facility, would not result in any significant adverse impacts.<sup>21</sup>

#### **State:**

- **Lease of state tidelands from the State Lands Commission:** The proposed project would require a lease from the State Lands Commission due to its use of two sets of structures built on state tidelands – the jetties at the mouth of Agua Hedionda and the discharge structure built across a state beach about 3000 feet south of the lagoon mouth.

The power plant currently has a lease from the State Lands Commission allowing it to use those structures until 2026; however, that lease allows use of those structures only for power plant cooling operations and for minor use by Poseidon's test desalination facility (up to 200 gallons per minute) only when the power plant is operating. The power plant's lease also states that the "Commission has expressed concerns regarding Once-Through Cooling (OTC) of power plants and the environmental impacts to the waters of California that may be caused by OTC systems", and further states that the lease includes provisions that authorize the State Lands Commission to amend the lease if the State or Regional Water Boards modify Cabrillo's NPDES permit. This lease ~~specifically prohibits use of the intake or discharge~~

---

<sup>21</sup> Note: The EIR found that all but one of the project-related impacts would be nonsignificant or through mitigation would be less than significant. The EIR found that the project's cumulative impacts to air quality during construction would be significant but also found that there were no feasible mitigation measures to reduce their impacts.

~~structures by a future desalination project without~~ requires additional written approval from the State Lands Commission for use of the intake or discharge by a future desalination project. Poseidon submitted its lease application in February 2007. On October 30, 2007, the State Lands Commission held a hearing on Poseidon’s lease application, but took no action and continued the hearing.

Coastal Act Section 30601.5<sup>22</sup> requires in part that an applicant demonstrate its ability to comply with all conditions of a coastal development permit prior to issuance of that permit. This demonstration includes landowner approval, which in this case would take the form of Poseidon obtaining the necessary State Lands Commission leases. To ensure Poseidon complies with this requirement, **Special Condition 2** requires Poseidon, prior to the Commission’s issuance of the coastal development permit, to submit for Executive Director review and approval all necessary leases from the State Lands Commission, local governments, and the power plant owner showing that it has the necessary legal interest in all property within the coastal zone necessary to construct and operate the project. **Special Condition 3** further requires Poseidon to execute and record against its leasehold interests restrictions that bind both Poseidon and any future holders of those interests to the terms and conditions of the Commission’s approval. This, too, requires review and approval by the Executive Director before issuance of the coastal development permit.

- **National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board:** Poseidon’s proposed project would be subject to a provisional NPDES permit issued by the San Diego Regional Water Quality Control Board in August 2006. The permit requires Poseidon submit additional documentation for Board approval before starting operations and is based on Poseidon operating with or without concurrent power plant operations, as long as either entity ensures a discharge of at least 304 MGD to provide adequate dilution of the desalination facility’s high salinity discharge.<sup>23</sup>

One of the required documents is a *Flow, Entrainment and Impingement Minimization Plan*, which Poseidon submitted in June 2007 and which the Board is still reviewing. This plan is described in more detail in Section 24.5.1 of these Findings. The NPDES Permit states that the Board will determine through its review of this Plan whether the proposed project conforms to Porter-Cologne Act Section 13142.5.

---

<sup>22</sup> Coastal Act Section 30601.5 states: “Where the applicant for a coastal development permit is not the owner of a fee interest in the property on which a proposed development is to be located, but can demonstrate a legal right, interest, or other entitlement to use the property for the proposed development, the commission shall not require the holder or owner of any superior interest in the property to join the applicant as coapplicant. All holders or owners of any other interests of record in the affected property shall be notified in writing of the permit application and invited to join as coapplicant. In addition, prior to the issuance of a coastal development permit, the applicant shall demonstrate the authority to comply with all conditions of approval.”

<sup>23</sup> **Note:** The Santa Ana Regional Board took an entirely different approach with its issuance of an NPDES permit for Poseidon’s similar proposed desalination facility at the Huntington Beach Generating Station. In that permit, the Board required that if water used by the power plant cooling system was not available, Poseidon would have to find another water source or apply for a new permit. These two different approaches illustrate the value of the statewide policy described above that is being developed by the State Water Resources Control Board. The policy may provide consistency in the application of state water quality requirements.



Additionally, Poseidon's operations would cause additional sedimentation in Agua Hedionda, which is listed by the State and Regional Boards as an impaired water body due in part to high rates of sedimentation. The federal Clean Water Act requires that states develop a plan to restore waterbodies that are listed as impaired by removing or limiting the causes of impairment. The NPDES permitting program, at 40CFR22 prohibits issuance of a permit where a new source would contribute a pollutant to a waterbody already listed as impaired due to that pollutant, unless a plan is in place that demonstrates how the waterbody would be brought back in to compliance with the water quality standards (see also, for example, the U.S. Ninth Circuit Court's decision on *Friends of Pinto Creek vs. U.S. EPA*, October 4, 2007). The Board has not yet developed the required plan (known as a Total Maximum Daily Load, or TMDL) for Agua Hedionda. As noted in the *Carlsbad Watershed Plan*, developed pursuant to an NPDES Permit issued in 2001 to a number of local jurisdictions by the State Water Quality Control Board, continued use of the power plant intake by either Poseidon or Cabrillo would contribute to the high sedimentation rate in the lagoon. As described later in these Findings, Poseidon's studies show that sedimentation at the mouth of the lagoon caused by use of the intake results in increased sedimentation within the area of the Inner Basin identified as impaired. For example, in describing sedimentation caused by the intake, Poseidon states that the build-up of sediment near the lagoon mouth restricts the tidal prism so that outflows from the Inner Basin are both reduced and slowed, resulting in the lagoon having insufficient transport capacity to reduce the sediment load in the Inner Basin. This issue will likely require further consideration by the Regional Board as part of its ongoing review of Poseidon's provisional NPDES permit, which was issued in June 2006 before these studies were provided. The Commission expects that action by the Regional Board will result in conformity to these applicable NPDES requirements.

**Federal:**

- **Federal "incidental take" permits:** Poseidon's proposed project ~~would be expected to~~ may result in the "take" of species protected under the Marine Mammal Protection Act through entrapment of seals or other marine mammals in the power plant intake. In a June 4, 2007 letter to Commission staff, Poseidon indicated it would apply for ~~the necessary an~~ independent "Incidental Harassment Authorization" ("incidental take" permit) under the Marine Mammal Protection Act for any impacts to sea lions, seals, or any other protected marine mammals resulting from construction or operation of the project. During review of Poseidon's application, It states that the National Marine Fisheries Service would also incorporate into its review of its permit application any measures needed to protect species listed under engage in consultation under Section 7 of the federal Endangered Species Act to ensure that the project will not jeopardize the continued existence of any species listed as threatened or endangered under the Act. Past power plant operations have caused documented entrapment of species protected under the federal Endangered Species Act, including the endangered East Pacific green turtle (*Chelonia mydas*). Poseidon's operations of the intake system at velocities of less than 0.5 feet per second are expected to decrease the likelihood of future sea turtle impingement. For both types of "take," the permit application requires an applicant to describe alternatives available to avoid "take" and provide the reasons those alternatives were not implemented. Poseidon has not yet indicated how the proposed project would conform to those requirements.

~~In addition, Agua Hedionda has historically provided habitat for the tidewater goby (*Eucyclogobius newberryi*) a species listed as endangered by the U.S. Fish and Wildlife Service in 1999. The goby is also listed as a Special Status Species by the California Department of Fish and Game. The Service is currently was developing a critical habitat designation for the species, with a decision due by November 1, 2007, about the same time as publication of Commission staff's recommended Findings to the Commission.<sup>24</sup> This designation could affect whether Poseidon is able to operate its proposed intake system in conformity to federal Endangered Species Act requirements. Poseidon has stated its intent to apply for an incidental "take" permit to address possible entrapment of marine mammals and sea turtles, but has not addressed its potential effect on goby habitat. This issue is discussed later in these Findings. In November 2006, the USFWS issued a proposed designation that did not include Agua Hedionda as critical habitat.~~

To ensure Poseidon conforms to these other coastal resource protection requirements, **Special Condition 4** requires Poseidon, prior to starting construction, to submit documentation of other permits and approvals needed for project construction and operation, including those from the City of Carlsbad, the Regional Water Quality Control Board, the California Department of Health Services, the National Marine Fisheries Service, and the U.S. Fish and Wildlife Service.

---

<sup>24</sup> In 1994, the U.S. Fish and Wildlife Service listed the goby as endangered. In 1999, the Service published in the Federal Register a proposed rule to retain the goby as a listed endangered species in Orange and San Diego County coastal waters and to establish Agua Hedionda as part of the critical habitat for the goby. The goby had been listed as endangered in February 1994. In November 2000, the Service published its final rule, which designated Agua Hedionda as critical habitat for the goby. In August 2001, Cabrillo Power L.L.C., owner of the Encina power plant, filed a lawsuit challenging that designation. The Service later filed a consent decree with U.S. District Court in which it agreed to vacate that designation and reconsider the entire critical habitat designation in the rule. That consent decree also established that the Service would publish a revised proposal for critical habitat by November 15, 2006 and a new final rule by November 1, 2007. The USFWS had not issued its final habitat designation as of the date of the Commission's decision.

## **24.5 CONFORMITY TO APPLICABLE COASTAL ACT POLICIES**

### **24.5.1 Protection of Marine Life (Coastal Act Sections 30230 & 30231)**

Coastal Act Section 30230 states:

*Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.*

Coastal Act Section 30231 states:

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

These Coastal Act provisions require generally that marine resources be maintained, enhanced, and where feasible, restored. They also require that the marine environment be used in a manner that sustains biological productivity and maintains healthy populations of all marine species. Coastal Act Section 30231 requires that biological productivity be maintained, and where feasible, restored, including by minimizing the adverse effects of entrainment.<sup>25</sup>

#### ***Other policies as guidance***

In applying the above-quoted Chapter 3 policies, the Commission may be guided by Porter-Cologne Act Section 13142.5, pursuant to Coastal Act Section 30412(a);<sup>26</sup> ~~which designates the Commission, along with the State and Regional Water Boards, as responsible for implementing Porter-Cologne Act Section 13142.5.~~ Subsection (b) of that sSection 13142.5 states:

*For each new or expanded coastal powerplant or other industrial installation using seawater for cooling, heating, or industrial processing, the best available site, design,*

---

<sup>25</sup> “Minimize”, as used in these Findings, means “to reduce to the smallest possible amount, extent, size, or degree” as defined in the American Heritage® Dictionary of the English Language: Fourth Edition (2000).

<sup>26</sup> Coastal Act Section 30412(a) states: “In addition to Section 13142.5 of the Water Code, this section shall apply to the commission and the State Water Resources Control Board and the California regional water quality control boards.”

*technology, and mitigation measures feasible shall be used to minimize the intake and mortality of all forms of marine life.*

*Certified Agua Hedionda Land Use Plan:* Because the proposed project is within the Commission's retained jurisdiction, the standard of review is Chapter 3 of the Coastal Act. However, in such instances, the Commission may use as guidance adjacent certified Local Coastal Programs (LCPs). The proposed project would be in the coastal zone within the City of Carlsbad. Although the City has a certified LCP, the Commission has not yet certified the LCP for the portion of the City, known as the Agua Hedionda segment, where the project would be.

The Commission, however, has certified the Land Use Plan (LUP) for the Agua Hedionda segment. The certified Land Use Plan recognizes the lagoon's unique environmental status and designates the entire lagoon as a "special treatment area". The Plan's goals for the lagoon include the following:

- *Protect and conserve natural resources, fragile ecological areas, unique natural assets, and historically significant features of the community.*
- *Preserve natural resources by protecting fish, wildlife, and vegetation habitats; retain the natural character of waterways, shoreline features, hillsides, and scenic areas; safeguard areas for scientific and educational research; respect the limitations of our air and water resources to absorb pollution; and encourage legislation that will assist in preserving these resources.*

Agua Hedionda is also one of 19 coastal wetlands identified in the California Department of Fish and Game report, *Acquisition Priorities for the Coastal Wetlands of California*. This report identifies high priority wetlands for acquisition, based primarily on their values for fish and wildlife habitat and threats to their continued existence as a natural resource.<sup>27</sup> Coastal wetlands identified in this report are subject to the additional protections of Coastal Act Section 30233(c), which are described in Section ~~2.5.2~~ 4.5.2 of these Findings.

### ***Other policies and requirements applicable to the proposed project***

*Marine Reserve Designation:* Additionally, part of Agua Hedionda has been designated by the California Department of Fish and Game as the Agua Hedionda Lagoon State Marine Reserve. Pursuant to Section 1580 of the state Fish and Game Code, the Reserve is to be managed to:

*"...protect threatened or endangered native plants, wildlife, or aquatic organisms or specialized habitat types, both terrestrial and nonmarine aquatic, or large heterogeneous natural gene pools for the future use of mankind through the establishment of ecological reserves."*

---

<sup>27</sup> See also the California Coastal Plan, December 1975.

*NPDES permit:* Activities within the City of Carlsbad affecting Agua Hedionda Lagoon are in part subject to an NPDES permit issued in 2001 by the State Water Resources Control Board to several San Diego County cities to address significant water quality impacts in several coastal watersheds. The permit in part requires the cities to develop a comprehensive plan to manage the region's watersheds and to avoid and solve surface water quality problems. The *Carlsbad Watershed Management Plan*, published in 2002 pursuant to these NPDES requirements, includes a number of goals and objectives to implement the NPDES permit requirements. Its goals include, for example:

*Protect Beneficial Water Uses: To be considered supportable by this plan, all “Action Items” must protect, restore, or enhance beneficial water uses within the watershed. The action should focus on the protection of human public health first and then on the health of wildlife and natural ecosystems. The action item should recognize that public health includes flood protection and should strive to balance natural restoration with water quality improvements and flood control.*

*Protect Coastal and Wetland Resources: Extra credit should be given to “Action Items” that serve to protect the wetland resources, sensitive species and fragile ecosystems associated with coastal lagoons and riverine resources. These resources are not only sensitive and highly valued, but they support a great diversity of species and tend to be “sink holes” where water quality problems become much greater.*

*Multiple Habitat Conservation Program:* The Multiple Habitat Conservation Program (MHCP) is a comprehensive habitat conservation planning process that addresses multiple species needs and the preservation of native vegetation communities for the cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista, California. The MHCP is established in part to develop coordinated habitat preserve system. In Carlsbad, the MHCP is focused on preserving eight vegetation types, including marsh and estuarine wetlands. The covered species for this plan include invertebrates, birds, and plants found in and near Agua Hedionda and use the lagoon as habitat.

*Marine Life Management Act:* The California Marine Life Management Act (MLMA) was established to ensure the conservation, sustainable use, and restoration of California's marine life. This includes the conservation of healthy and diverse marine ecosystems and marine living resources. To achieve this goal, the MLMA calls for allowing and encouraging only those activities and uses that are sustainable. Although most of the MLMA is devoted to fisheries management, it also recognizes that non-consumptive values such as aesthetic, educational, and recreational are equally important. Unlike previous law, which focused on individual species, the MLMA recognizes that maintaining the health of marine ecosystems is important in and of itself. The MLMA also holds that maintaining the health of marine ecosystems is key to productive fisheries and non-consumptive uses of marine living resources.

One of the MLMA's primary goals is to provide for sustainable fisheries. A sustainable fishery is defined in the MLMA as one in which fish populations are able to replace themselves. The MLMA recognizes that populations of marine wildlife may fluctuate from year to year in response to external environmental factors, such as climate and oceanic conditions. Unlike traditional definitions of sustainability in fisheries, a key feature of the MLMA definition calls for maintaining biological diversity

“*Essential Fish Habitat*”: Agua Hedionda Lagoon is also considered “Essential Fish Habitat” (EFH), pursuant to provisions of the federal Magnuson-Stevens Fishery Conservation and Management Act. The Act defined EFH as “those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity”, and establishes that activities that would affect this habitat require consultation with the National Marine Fisheries Service pursuant to Section 305(b) of the Act.

### ***Proposed Project Location and Site Conditions***

Poseidon’s proposed facility would be located on the site of the Encina power plant adjacent to Agua Hedionda. The facility would pump no less than 304 million gallons per day (MGD) of estuarine water from the lagoon.<sup>28</sup> Although Poseidon’s proposal is to use 100 MGD of seawater to produce 50 MGD of potable water, the Regional Water Quality Control Board has required through its issuance of an NPDES permit that Poseidon discharge no less than 304 MGD to dilute its high salinity discharge.<sup>29</sup> These proposed project characteristics and issues associated with this discharge are discussed in ~~Section 2.5.1~~ later in these Findings.

**Characteristics of Agua Hedionda Lagoon:** Agua Hedionda Lagoon is located within the City of Carlsbad and is used for a wide variety of activities. It is used recreationally, it includes extensive aquaculture operations, and it has served as the location for the power plant’s cooling water intake structure since the mid-1950s.

The vast majority of the water in the estuary is from tidal sources. Each semi-diurnal tide brings in or discharges about 500 million gallons of seawater, so Poseidon’s water withdrawals would represent about 30% of the estuary’s daily water influx.<sup>30</sup> The lagoon receives a relatively small amount of freshwater from Agua Hedionda Creek, from twenty-three storm drains, and from urban and agricultural runoff. The lagoon’s three basins have very different habitat characteristics, based largely on the hydrodynamics of the tidal flow and the resulting different substrates – finer materials in the Inner Basin grading to coarser materials in the Outer Basin.

Agua Hedionda Lagoon is listed by the Regional Board as having impaired water quality due to the presence of indicator bacteria and because of siltation and sedimentation.<sup>31</sup> As noted in the

---

<sup>28</sup> To provide a sense of scale, the 304 million gallons of estuarine water Poseidon would use each day equals about 932 acre-feet, or the amount of water that would cover 932 acres (about 1.5 square miles) with a foot of water. Over the course of a year, Poseidon would use more than 100 billion gallons of water from the estuary, or about 340,000 acre-feet, which would cover over 500 square miles up to a foot deep.

<sup>29</sup> 304 MGD is an average volume. Poseidon’s NPDES Permit limits the facility’s salinity discharge to no more than about 40 parts per thousand, which requires Poseidon to pump from up to about 320 MGD at various times.

<sup>30</sup> Poseidon’s Flow Plan states that the tidal cycle brings in about 475 million gallons. The San Diego County Water Authority estimated in its recent Draft EIR for a similar proposed desalination facility that tidal inputs were about 528 million gallons. The average of these two estimates would result in a twice-per-day influx of about 1003 MGD, so Poseidon’s 304 MGD withdrawal would represent about 30% of the average tidal inputs.

<sup>31</sup> As noted in Section 4.4 of these Findings, pursuant to provisions of the federal Clean Water Act, states are required to identify polluted surface water bodies that do not meet water quality standards. States are to then prioritize those waterbodies for cleanup activities through developing a “Total Maximum Daily Load” (TMDL) for those waterbodies that identifies the cleanup steps needed to allow the waterbodies to meet the standards. California has not yet developed a TMDL for Agua Hedionda Lagoon.

*Carlsbad Watershed Plan*, part of the excess sedimentation within the estuary has been due to the power plant's water intake causing an imbalance between sediment inflow and outflow, and Poseidon's proposed project would cause similar sedimentation problems. This issue is described in more detail in Section ~~2.5.2~~ 4.5.2 of these Findings.

Despite these water quality concerns, Agua Hedionda provides extensive habitat values for a wide variety of marine biological resources and other wildlife. Surveys from 1994-95 found that the lagoon and nearby wetlands supported 29 fish species and 143 species of benthic invertebrates.<sup>32</sup> Agua Hedionda provides habitat for important commercial and recreational fish species, special listed species, and forage fish used by these other species. Fish in the lagoon include California halibut, which use the lagoon as an important nursery area, garibaldi, Northern anchovy, and various gobies, blennies, and others. The lagoon formerly provided habitat for the endangered tidewater goby (*Eucyclogobius newberryi*). The U.S. Fish and Wildlife Service determined in 2006 that the goby's absence from the lagoon is due to habitat loss and other anthropogenic factors.<sup>33</sup> The lagoon is also identified as Essential Fish Habitat (EFH), pursuant to the Magnuson-Stevens Act described above.

The surveys also identified 81 different bird species in these areas, including 12 listed as sensitive: Belding's Savanna sparrow, California least tern, Western snowy plover, Brown pelican, White-faced ibis, California gull, Osprey, Cooper's hawk, Long-billed curlew, Loggerhead shrike, Northern harrier, and Black skimmer. In the coastal scrub sage habitat adjacent to many of its wetlands, the surveys found additional sensitive bird species, including the California gnatcatcher, the least Bell's vireo, and the light-footed Clapper rail. Many of these species rely on marine life within the lagoon and adjoining wetlands.

### ***Anticipated Project Impacts and Coastal Act Conformity – Intake-Related***

Findings in this section evaluate the proposed project's impacts on marine biological resources associated with its intake of estuarine water. Findings in subsequent sections describe discharge-related impacts caused by the proposed facility's discharge of highly saline wastewater into nearshore ocean waters and its cumulative impacts. All analyses are based on Poseidon's proposed use and discharge of an average of 304 MGD of estuarine water, and on Poseidon's use of the existing power plant pumps as a stand-alone desalination facility.

---

<sup>32</sup> From California Wetlands Information System database at:  
[http://ceres.ca.gov/wetlands/geo\\_info/so\\_cal/agua\\_hedionda.html](http://ceres.ca.gov/wetlands/geo_info/so_cal/agua_hedionda.html).

<sup>33</sup> From *Federal Register*, November 28, 2006, proposed rule pursuant to 50 CFR 17 (see: <http://www.epa.gov/fedrgstr/EPA-SPECIES/2006/November/Day-28/e9291.htm>). Additionally, as noted in Section 4.4 of these findings, ~~although~~ Agua Hedionda Lagoon is not ~~currently~~ listed as critical habitat for the species, ~~the~~ U.S. Fish and Wildlife Service is subject to a consent decree requiring it to publish by November 1, 2007 a final rule to establish listed critical habitat for the goby, which may include Agua Hedionda.

**Adverse Impacts Caused by Poseidon’s Intake:** The project’s proposed withdrawal of 304 MGD of estuarine water through the power plant intake structure would cause several types of impacts to marine biological resources, including impingement, entrainment, and “take” of protected species. These adverse effects require mitigation to conform to Coastal Act Sections 30230 and 30231.

- **Impingement:** Impingement occurs when fish or other organisms are caught on an intake’s screening system and are either killed or injured. The impingement rate for an intake is primarily a function of water velocity. The current Clean Water Act regulations (at 40 CFR 125) applicable to cooling water systems establishes a maximum velocity of 0.5 feet per second as the required Best Available Technology. When velocities are below that level, fish are usually able to swim away from the pull of the intake. Impingement rates may also vary seasonally or when schools of fish get close to the intake.

Regarding Poseidon’s expected impingement impacts, its 2004-05 study described below showed that its use of the power plant intake would impinge about 20,000 fish per year (or about 55 per day) weighing a total of about 4500 pounds (or about 12 pounds per day). During the study period, however, most of this impingement – about 80% – was caused by power plant heat treatments, which Poseidon would not have to do as a stand-alone desalination facility. Therefore, Poseidon’s impingement rate would be much less, averaging less than 2.5 pounds per day. ~~This is a relatively insignificant impact when compared to the proposed project’s entrainment effects; however, there are feasible alternatives and mitigation measures available that would eliminate or reduce this impact, as described later in this section.~~ Additionally, as noted below, Poseidon contends its study shows that impingement caused by its 304 MGD flow would be about 1.92 pounds per day, which for this project the Commission considers *de minimis* and insignificant. Moreover, **Special Condition 8** requires Poseidon to submit a Marine Life Mitigation Plan for Commission approval, and implementation of that Plan will mitigate any expected impingement impacts. ~~would be even less p~~ Past impingement at the power plant has included entrapment and “take” of the endangered Eastern Pacific green turtle a protected species, ~~which constitutes a significant impact.~~ During the past several decades, one green sea turtle was entrained and released unharmed and a second was found dead at the intake structure. Because the turtles do not breed in this area, only adults would be susceptible to potential “take”, and adult turtles are too large to fit through the bar racks at the intake entrance. Poseidon has documented that stand-alone operation of the facility would result in intake water velocities at or below 0.5 feet per second, which is consistent with the U.S. EPA guidance for “best available technology” for cooling water intakes. As noted above, Poseidon will also apply for an incidental take permit from NMFS to mitigate any such impacts. Therefore, the impingement impacts and the potential for an incidental take associated with stand-alone operations are consistent with the Coastal Act.

- **Entrainment:** Entrainment occurs when small organisms, such as plankton, fish eggs, larvae, etc., are pulled into an open-water intake. Once-through cooling systems like the one at the Encina power plant are considered to cause essentially 100% mortality due to the organisms being subjected to high temperatures or high pressures within the system. Even if some organisms survive the initial heat and pressure-induced stresses of passing through these systems, the assumption used in entrainment studies is that the organisms that survive these initial stressors will die soon after due to injury, increased rates of predation, or other



related causes. A stand-alone desalination facility using the same type of water intake structure is expected to cause the same level of mortality, due to its use of filters and high pressures to remove most particles from seawater. Those organisms in the water drawn in to the structure just to dilute the desalination discharge may experience somewhat less than 100% immediate mortality; however, there are insufficient data or peer-reviewed scientific studies to conclude that the overall mortality from desalination processes and discharges would be any less than the approximately 100% mortality experienced by organisms going through the power plant processes and discharges. Entrainment causes direct impacts by killing the small organisms that are pulled through the cooling system and causes indirect impacts to the larger marine community by altering the food web and removing part of the community's productivity. Seawater is not just water, but is habitat, and along the California coast an acre-foot of seawater (about 326,000 gallons) can contain an average of about 500 different species of fish, invertebrates, plankton, and other marine life. ~~Large intake systems such as the one Poseidon proposes to use can kill millions of organisms each day and cause a loss or change in ecosystem resources and alterations in community structure.~~ While impingement rates are largely a function of water velocity and can be reduced when velocities are reduced, the amount of entrainment is primarily associated with the amount of water used, so the main way to reduce entrainment impacts is to reduce water volumes pulled into an intake system.

*Background – How to Determine Entrainment Effects:* Determining the scale and the extent of entrainment impacts generally requires a study that includes obtaining at least one year's worth of regular sampling data and application of any of several modeling approaches. The samples are taken from waters near the intake and from nearby source waters. Organisms captured are identified to the lowest possible taxon. In most cases, all organisms cannot be identified, so the known taxa serve as indicators or surrogates for the full set of affected species. Of the various models available, the most acceptable is known as the Empirical Transport Model (ETM). It is used to provide an estimate of the proportion of organisms lost due to entrainment compared to the overall number of organisms in a source water body. The ETM approach allows estimates of loss for each identified species, in part by recognizing that each species is subject to entrainment during particular life stages. Once the species subject to entrainment are identified, the ETM approach then determines what period of time each of the species are subject to entrainment – that is, based on local currents, it determines how many days an egg stage or larval stage of a particular species is subject to being pulled into the cooling system rather than be able to move away and escape from it. This period varies by species, ranging from just a few days to several weeks. It will also vary by whether it is calculated using the maximum or mean duration of larvae in the source water. As a very simple example, if individuals of a species are "entrainable" for the first five days of their lives and the average currents in the area move past the cooling system intake at half a mile per hour, that species has a source water area of sixty miles (5 days x 24 hours x 0.5 mph = 60 miles). Determining source water areas may be complicated by seasonal changes in current speed or direction and whether the species are from nearshore or offshore areas, and for intakes proposed in enclosed estuaries, the calculations must incorporate the hydrologic pattern of the estuary.

The proportion of larvae lost to larvae in the source water (known as "proportional mortality") is then multiplied by the source water area to provide an estimate of how much overall production of the species in this area is lost due to entrainment. This result of this

calculation, known as “habitat production foregone” (HPF) can be expressed in acres or in miles of shoreline. Even a low “proportional mortality” figure can result in a large impact if the loss occurs over a large stretch of shoreline. Using the example above, if 5% of the larval stage of that species is lost due to entrainment, that represents that species’ production along about three miles of shoreline ( $0.05 \times 60 \text{ miles} = 3 \text{ miles}$ ). The HPF for the various species can be kept separate or can be combined as an overall average figure.

Results of entrainment studies such as this do not reflect all the variables that may affect populations within a given area – for example, populations may decrease or increase due to seasonal or long-term changes, the habitat within the source water areas is likely to include characteristics that affect particular species and may be of variable quality within the same source water area, etc. These methods do, however, provide a good sense of scale of the overall impacts of a given intake system during the period sampled.

*Poseidon’s anticipated entrainment effects:* In 2004-05, Poseidon conducted a study to determine the entrainment impacts that would be caused by continuous 304 MGD water use. In May 2007, Poseidon provided a technical memorandum summarizing the results of that study showing and stating that the study used Regional Board-approved protocols for sampling and analysis. The summary showed that the desalination facility’s water withdrawals would kill about 12% of three types of fish larvae in Agua Hedionda subject to entrainment – gobies, blennies, and garibaldi – in addition to smaller percentages of other species, including white croaker, Northern anchovy, California halibut, and queenfish. Poseidon identified these species as coming from about 302 acres of Agua Hedionda’s open water habitat (253 acres) and its mudflat/tidal channel habitat (49 acres). Applying the ETM and HPF methods described above suggests that Poseidon’s entrainment would cause a loss of productivity about equal to that created by 36 acres of Agua Hedionda’s open water and mudflat/tidal channel habitat (i.e., 12% of 302 acres = ~36 acres). To ensure Poseidon’s study accurately assesses the project’s entrainment impacts, **Special Condition 8** requires that Poseidon provide a full copy of its study for further Commission review and approval.

~~Commission staff requested a copy of Poseidon’s entrainment study but received only a summary of the study results. The Commission was therefore unable to fully evaluate the accuracy of the results or determine how those results were derived. For example, the study was apparently based on protocols Cabrillo proposed for a similar study, which recognized that the study may need various types of stratified sampling to address differences in habitat types, but the Commission is unaware whether this potential study protocol was included in Poseidon’s study. The study results did not distinguish between the different types and rates of productivity in these habitat types. The results also provide only a surrogate for the full range of impacts, since they do not identify smaller but numerous and important planktonic species that serve as the basis for much of the estuary’s productivity. Therefore, the full range of impacts caused by entrainment are likely much broader than expressed in these study results. Additionally, Poseidon’s study does not appear to incorporate the hydrologic dynamics of Agua Hedionda lagoon that result in some parts of the lagoon habitat likely contributing more organisms to entrainment than other. Based on the tidal flows described previously—i.e., that Poseidon’s 304 MGD flows would represent about 30% of the daily tidal flux from Agua Hedionda—the project’s entrainment impacts could be substantially higher or different than those described by Poseidon. However, absent the information that~~

would be provided from the full study, the Commission is basing the impact assessment in these Findings on the limited information Poseidon provided.

Poseidon has argued that this expected entrainment impact does not constitute a significant adverse impact. It states, for example, that because there are large numbers of planktonic organisms in estuarine water and because they experience a very high natural mortality rate, the effects of entrainment are generally similar to what these organisms already experience. Poseidon further states that the “cropping” of these organisms via entrainment is beneficial in that it allows remaining individuals to have less competition. However, although the Final EIR found the project would cause no significant entrainment impacts pursuant to CEQA, the Commission finds that the project’s entrainment impacts will require mitigation to ensure conformity to Coastal Act Sections 30230 and 30231. These Further, Poseidon’s arguments; however, are not supported by findings from the past several years of entrainment studies conducted at power plants along the California coast and elsewhere in the U.S. In all entrainment studies done at California’s coastal power plants, and per guidance from the U.S. EPA, entrainment mortality is assumed to be 100%. Although small numbers of live organisms may emerge from the discharge, they are expected to be injured and suffer mortality shortly after being discharged. Each of the studies done in California since 1998 concluded that the power plant intakes caused in-significant adverse impacts to local or regional marine biota.<sup>34</sup> Some studies evaluated intake volumes in the same range as those proposed by Poseidon – for example, the entrainment study for the Huntington Beach power plant determined that its use of 253 MGD of ocean water resulted in Habitat Production Foregone of over 100 acres. Each of the three recent studies done for intakes within estuarine environments identified significant adverse entrainment impacts and substantial mitigation needs. For example, the Moss Landing study showed that its 1224 MGD estuarine intake resulted in Habitat Production Foregone of 1135 acres. If applied proportionally to Poseidon’s 304 MGD intake, the HPF would be about 281 acres. Similarly, the study of Morro Bay’s 668 MGD intake showed an HPF of from 230 to 759 acres, which is applied proportionally to Poseidon’s expected flow would result in an HPF of from 104 to 345 acres. In each of these power plant siting cases, the Commission found that mitigation was necessary to allow Coastal Act conformity. Finally, the South Bay power plant study of a 601 MGD intake resulted in an HPF of 1003 acres, which if applied to Poseidon’s flow would require 507 acres of mitigation. Poseidon’s contentions that its entrainment effects would be minimal or even beneficial are further refuted by both Coastal Act and Porter-Cologne Act requirements that call for entrainment to be minimized to protect marine biology and water quality. Having seen only the study results summary Poseidon provided, rather than the full study,<sup>35</sup> it is difficult the Commission is requiring through Special Condition 8 that Poseidon provide the full study to confirm these contentions, especially in

---

<sup>34</sup> Since 1998, entrainment studies completed at California coastal power plants include those done at Moss Landing, Morro Bay, Diablo Canyon, Huntington Beach, and South Bay (e.g., *Morro Bay Power Plant 316(b) Resource Assessment*, 2001; *AES Huntington Beach Generating Station Entrainment and Impingement Study*, 2005 and *California Energy Commission Entrainment and Impingement Final Staff Analysis*, August, 2006, etc.).

<sup>35</sup> Commission staff several times requested Poseidon conduct an entrainment study and then provide the study for review. As part of its June 4, 2007 submittal, Poseidon provided a technical memorandum that summarized its study results. On July 3, 2007, Commission staff again requested the full entrainment analysis used to generate Poseidon’s cited HPF of 36.8 acres, but has not yet received a copy of the full study.

comparison to these other recent entrainment studies, all of which found significant adverse impacts and resulted in HPF and mitigation needs well above Poseidon's proposal. The previous entrainment study done at the Encina power plant in 1979 found that there was an average of more than 1400 individuals of just the ten most abundant fish species in each 100 cubic meters of estuarine water.<sup>36</sup> The results Poseidon provided of its more recent study did not include this information, but if the current densities are similar, Poseidon's 304 MGD intake would cause entrainment to at least 16 million fish larvae per day (i.e.,  $304 \text{ MGD} / 100 \text{ cubic meters (or 26,400 gallons)} = 11,515 \times 1400 = 16,121,000$ ). That 1979 study also found that the power plant's 795 MGD intake would cause annual entrainment losses of identified zooplankton (including Crustacea, copepods, Mysidacea, Decapoda, etc.) of  $30.9 \times 10^9$ , or more than 30 billion organisms per year. When applied to Poseidon's 304 MGD flow volume, this would be about 11 billion of these identified organisms per year.

Along with the lost productivity that would result from Poseidon's estuarine water use, the water use would also cause significant adverse effects to specific species. The species identified in the study as subject to entrainment include several subject to "take" prohibition or fishing limits and others that provide important functions in the estuarine food web. Of the species that would be entrained, most have a role in the estuary's food web as prey species for higher trophic level species, including many that are important for commercial or recreational fishing.<sup>37</sup>

State law prohibits any commercial or recreational take of the garibaldi (*Hypsopops rubicundus*), which is also California's state marine fish. The project EIR stated that entrainment of garibaldi should be considered a *de minimis* impact; however, this does not mesh with the provision of Coastal Act Section 30230 requiring that special protection be provided to species of biological or economic significance, or with California state law, which establishes a total prohibition on taking the species.<sup>38</sup> About 6% of the organisms identified in Poseidon's study were garibaldi. Using the entrainment figures from above, this would total about one million of the 16 million fish larvae entrained each day ( $6\% \times 16,121,000 = 967,260$ ). This adverse impact will require species-specific mitigation as part of the Marine Life Mitigation Plan required through imposition of **Special Condition 8**, described below.

The California halibut (*Paralichthys californicus*) would also be subject to entrainment. The study showed that about ~~4.5%~~ 0.15% of the entrained fish would be halibut; however, this may be considered a significant number, given the steep decline in California halibut populations over the past several decades. Using the entrainment figures from above, more than 24,000 halibut larvae per day would be lost to entrainment (i.e.,  $0.15\% \times 16,121,000 =$

---

<sup>36</sup> See Cabrillo Power I LLC, *Proposal for Information Collection Clean Water Act Section 316(b) Encina Power Station*, April 1, 2006.

<sup>37</sup> The recently published report by the Environment California Research and Policy Center, *Net Loss: Overfishing Off the Pacific Coast* (October 2007) identifies significant overfishing along the coast of California and other states. Among the populations identified as overfished (i.e., reduced to below 20-25% of its original population) are several that rely on fish that would be entrained by Poseidon's project.

<sup>38</sup> 14 CCR 28.05 states that Garibaldi may not be taken or possessed.

24,181.5). The California Department of Fish and Game associates this decline with the loss of nursery habitat in shallow bays such as Agua Hedionda and has established strict limits for commercial and recreational halibut fishing.<sup>39</sup> Similarly, the Northern anchovy (*Engraulis mordax*) is subject to state fishing regulations and additionally serves as an important forage fish for a number of species, including the California halibut.

These three important species – the garibaldi, California halibut, and Northern anchovy – make up about 6.5% of the identified organisms collected during entrainment sampling. They would constitute a similar percentage of the millions of organisms that Poseidon’s project would entrain, and therefore represent an significant adverse project impact to marine biological resources protected under the Coastal Act.

Overall, Poseidon’s entrainment study results show that its proposed use of an estuarine intake would causes a substantial loss of important individual species and substantial loss of production within Agua Hedionda. It may also cause losses in nearby nearshore waters due to the intake entraining organisms that would otherwise enter nearshore areas due to tidal discharges; however, the study results did not identify whether that hydrodynamic-related effect was included.

~~The proposed project is also likely to result in the “take” of protected marine mammals and sea turtles due to those animals being drawn in to the intake. As noted previously, past power plant operations have resulted in entrapment of the endangered East Pacific green turtle (*Chelonia mydas*) and Poseidon’s proposed operations would be similar. In July 2007, Poseidon stated it would apply to the National Marine Fisheries Service for the necessary “incidental take” permit. It is not yet known whether Poseidon could obtain the necessary permit, as applications for those permits require an applicant to identify methods to avoid taking listed species, and the Findings herein identify feasible alternatives that would allow Poseidon to entirely avoid take due to entrainment or impingement.~~

### **Mitigating the Impacts Caused by the Poseidon’s Use of an Estuarine Open Water Intake:**

*Mitigation Background:* The standard approach for identifying, selecting, and implementing appropriate mitigation for project impacts is to first *avoid* the impacts, to then *minimize* the impacts, and to finally *compensate* for the impacts that remain.<sup>40</sup> Mitigation sequencing, as it is known, requires that mitigation measures to achieve the first step be considered and selected (or be determined infeasible) before moving to the next step. If the third step, compensatory mitigation, is necessary to address remaining impacts, it also includes a preferred sequence – to first create environmental conditions similar to those being lost; to next restore or enhance conditions similar to those being lost; and to finally preserve or protect an area that provides habitat value. It is generally preferable to select “in-kind” mitigation; that is, to develop mitigation sites with habitat similar to that being adversely affected, rather than to develop “out-of-kind” mitigation. Similarly, it is generally considered better to develop mitigation on-site rather than off-site.

---

<sup>39</sup> See CDFG’s information at: <http://www.dfg.ca.gov/mlpa/response/halibut.pdf>

<sup>40</sup> See, for example, the CEQA Guidelines at Section 15370.

*Avoiding and Minimizing Impingement Impacts:* As noted above, Poseidon’s study showed that its use of the power plant intake would impinge about less than 2.5 pounds of fish per day, which the Commission considers a de minimis impact. ~~While this is a relatively minor impact, past power plant operations have also included impingement of an endangered species, which constitutes a significant adverse impact.~~

The primary method of avoiding and minimizing impingement is to maintain intake water velocities below 0.5 feet per second (fps), a rate that the U.S. EPA considers to be “best available technology” for cooling water intakes. This velocity represents the rate from which most fish species are able to swim away from intake screens and avoid being impinged. Poseidon showed in its draft *Revised Flow, Entrainment, and Impingement Minimization Plan* that its use of the power plant pumps would create intake velocities higher than 0.5 fps and that its preferred operating scenario – using the power plant’s Unit 4 pumps—would result in rates between 1.8 and 2.8 fps, or from more than three to five times the acceptable rate. ~~Along with velocity reductions, other methods to reduce impingement include using moving screens, fish return systems, velocity caps, or other technological or structural measures. Poseidon has not proposed the use of any of these measures to further reduce its impacts and has not shown that their use would be infeasible.~~ However, in Exhibit B of its November 9, 2007 letter to Commission staff, Poseidon states that water velocities at the intake bar racks during stand-alone operations would be less than 0.5 fps, which would conform to the U.S. EPA’s “Best Technology Available” standard for minimizing impingement impacts.

*Avoiding Entrainment Impacts:* The most direct way to avoid Poseidon’s expected adverse entrainment effects would be to use an alternative intake structure that ~~eliminates~~ avoids those effects. Subsurface intakes may avoid these effects by ~~The alternatives available to accomplish this include different types of subsurface intakes, all of which would~~ drawing in water through an overlying layer of sand. These types of intakes would completely eliminate both entrainment and impingement. As discussed below, however, the Commission finds that these alternatives are infeasible.

The four main types of intakes are vertical beach wells, Raney-type wells, slant-drilled wells, and infiltration galleries (see Exhibit 4). Vertical beach wells are essentially the same as wells located at inland locations, drilled to a depth where they intercept an underlying aquifer, or for beach wells, where they intercept the seawater “wedge” underlying the beach. Raney-type wells are vertical wells with an additional series of horizontal collector wells extending out from the bottom of the vertical well shaft. This type of well can significantly add to the yield obtained from a vertical well shaft. Slant-drilled wells are drilled at an angle from the beach or from further inland, with a perforated well casing that extends below the seafloor to intercept water from below the substrate. An infiltration gallery consists of a series of perforated pipes that are placed in a trench dug on the seafloor, which is then backfilled with sand. The most common adverse effects would be caused by construction or would be related to groundwater quality or quantity. For example, an improperly located subsurface intake could draw down aquifers or could intercept areas of contaminated groundwater or water with naturally high mineral content that is difficult to treat. Although subsurface intakes can, like open water intakes, cause adverse environmental effects, they ~~are generally~~ may be less severe and temporary, and a properly

designed subsurface system can be environmentally benign.<sup>44</sup> At least four desalination facilities along the California coast use beach wells as their feedwater system, and the Commission recently approved two pilot studies to determine the applicability of both a slant-drilled intake and an infiltration gallery for desalination.

The amount of water subsurface intakes can take in depends on the permeability of the overlying substrate and other geotechnical characteristics. With an infiltration gallery, the substrate can be engineered to allow much higher permeability than would occur with the natural substrate. Subsurface intakes also offer additional operational advantages, such as reduced chemical use and reduced operating costs. Water from subsurface intakes generally has lower concentrations of solids, organic material, oil and grease, and other constituents that would have to be removed before the water contacts a desalination facility's reverse osmosis membranes. The natural filtering effect of the overlying substrate can buffer changes in the open water column caused by storms, runoff, or spills, and they may be able to operate during times when facilities with open water intakes would have to shut down. Subsurface intakes also provide some of the pre-treatment needed before seawater goes through desalination filters or membranes, thus eliminating part of the chemical or physical treatment that would otherwise be required at the desalination facility. While subsurface intakes may have higher initial construction costs, they can result in long-term operational savings due to their lower pre-treatment and chemical costs, and because water quality from those intakes is generally less variable, which allows for more efficient desalination operations. These characteristics are likely more evident from intakes that extend under the nearshore ocean water column than those that intercept aquifers that may be affected by surface infiltration from inland areas or have high mineral content.

~~Of the various types of subsurface intakes, at least two are feasible for Poseidon's proposed project. Both the slant-drilled wells and infiltration galleries could be used—together or individually—to provide the amount of water Poseidon would use. Further, if Poseidon were to use various techniques to reduce its discharge effects, as described later in these Findings, or if it is unable to convey the full 50 MGD its expect to due to reasons described in Section 2.2 of these Findings, either of the subsurface systems could be built for smaller capacities, further reducing potential construction impacts.~~

Poseidon contends that subsurface intakes would cause more significant impacts than those caused by the existing power plant intake and that they would be economically infeasible. In support of this contention, it has submitted several documents and cost estimates described below. Regarding economic infeasibility, Poseidon believes that subsurface intake options would be infeasible in part because they would raise the anticipated cost of desalinated water from Poseidon's current estimate of \$950 per acre-foot to about \$1300 per acre-foot. ~~However, as described above, Poseidon's estimated \$950 cost does not reflect what are likely the full costs of producing and delivering its water. Further, the alternative intake structures are likely to result in cost savings due to lower pre-treatment costs and lower mitigation costs, which are not included in Poseidon's estimates for those structures.~~

---

<sup>44</sup>~~The most common adverse effects would be caused during construction or would be related to groundwater quality or quantity. For example, an improperly located subsurface intake could draw down aquifers or could intercept areas of contaminated groundwater or water with naturally high mineral content that is difficult to treat.~~

Regarding slant-drilled wells, a recent study conducted by the Municipal Water District of Orange County (MWDOC) showed that that type of intake could be used to draw in 30 MGD of seawater for its proposed desalination facility near Dana Point.<sup>42</sup> The facility would draw 30 MGD from nine 500-foot long wells extending under the seafloor at about a 20° angle. Poseidon ~~has characterized submitted evidence stating~~ slant wells as are infeasible due to their presence on the beach and disruption of public access and recreation. ~~However, these wells can be built so that their only surface presence is a vault cover or similar at grade cover. Additionally, the well entry point can be set back from the beach to completely avoid potential effects to public access and recreation.~~

~~Poseidon's estimates<sup>43</sup> showed that using slant wells for its project would cost \$418 million for the well design and construction, which would be much more than its expected \$300 million in capital costs for its full desalination facility. However, Poseidon's estimate appears substantially inflated compared to MWDOC's estimated costs, and Poseidon does not provide the basis for its figures. As a comparison, MWDOC's engineering feasibility study estimates the cost for the entire 15 MGD desalination with slant drilled wells at \$136 million. Those costs include MWDOC's recognized \$30 million savings in capital costs due to the water from the subsurface intakes not requiring as much pre treatment. Another difference appears to be Poseidon's inclusion of land acquisition costs (\$8.7 million) instead of the presumably lower lease payments that would be needed to site slant drilled wells on state tidelands. Poseidon's estimate does not appear to include cost savings that would result from lower dredging costs. An even more substantial overestimate on Poseidon's part is its inclusion of \$38 million for environmental mitigation costs. Poseidon does not provide any basis for this cost, which is more than ten times the amount it has offered for mitigation needed for its more environmentally harmful proposed use of the existing power plant intake (as described in the Findings below), and which would likely be unnecessary for a properly designed slant drill well system. Additionally, MWDOC used an even higher contingency rate than did Poseidon (25% versus 20%), so Poseidon's cost savings in comparison to MWDOC's figures would likely be even greater. Finally, MWDOC estimates the entire cost of its wells providing 30 MGD at \$24 million, and sealing that rate up to Poseidon's expected 304 MGD water use would be much lower than Poseidon's suggested \$418 million cost. In essence, Poseidon's figures do not mesh with the more credible figures provided in the MWDOC engineering study and they do not serve as an adequate basis for infeasibility.~~

~~An infiltration gallery is likely even more suitable for a facility the size of Poseidon's proposed project, since galleries would likely be able to draw in more water from a given area and can be installed with some of its overlying material being of a selected permeability another potential alternative. These systems are in place at a number of locations around the world, including one that provides water for a 45 MGD desalination facility, with plans for other galleries that would provide up to several hundred million gallons per day for power plant cooling water use. While these systems would result in seafloor disturbance during construction, they would cause few, if any, impacts to marine life once in operation. When installed in an area of open sandy seafloor as is available just offshore of Agua Hedionda, the post-construction benthic habitat conditions would be essentially the same as pre-construction conditions. The initial construction impacts to~~

---

<sup>42</sup> See Boyle Engineering's *Dana Point Ocean Desalination Project – Engineering Feasibility Report* (March 2007), prepared for the Municipal Water District of Orange County.

<sup>43</sup> See Poseidon's October 18, 2007 letter to Commission staff.



the offshore sandy bottom habitat would be similar to the continual offshore sand deposition and movement already experienced by that type of habitat and would be far less severe than the ongoing entrainment losses that Poseidon's estuarine intake would cause.

Poseidon's concerns about infiltration galleries are similar to those it expressed about slant-drilled wells – that galleries would be environmentally and economically infeasible. Poseidon initially contended that a gallery needed for its facility would irreversibly destroy about 46 acres of seafloor and it describes this impact as significantly greater than that caused by its anticipated estuarine entrainment. Poseidon also contends that constructing the system would require that a 15-foot thick layer of sand be removed from this 46-acre area and loaded on trucks to be taken to a landfill, and that operating the system would trap marine organisms on the seafloor due to the pull of the intake pumps.<sup>44</sup> However, ~~none of these two~~ contentions are invalid. As noted above, once a gallery is installed, it is essentially invisible from the surface of the seafloor, both in terms of its structure and any effects on marine life. The systems are designed so that the pull of the pumps are undetectable at the seafloor, thus making it highly unlikely that organisms would be "trapped". Poseidon's initial geophysical surveys of an area offshore of Agua Hedionda show an area of over 200 acres of featureless bottom with fine-grained sand, which may be suitable for such a system. ~~We note, too, that conditions at that site may improve as a gallery site when the sediment loss caused by the existing estuarine intake ends and allows more coarse grain sand to stay in the longshore transport system.~~ During construction, not all the seafloor material within the gallery area would need to be removed, and it certainly would not require being transported to a landfill. Most material would likely be suitable for the ongoing longshore sand movement in this area of the coast. Poseidon's contentions also fail to recognize that the largest infiltration gallery used for desalination, at San Pedro del Pinatar in Spain, was selected in recognition of its location next to the highly sensitive marine environment of a regional nature reserve. That installation was also able to use horizontal directional drilling, which significantly reduced its installation impacts. However, in Exhibit B of its November 9, 2007 letter to Commission staff, Poseidon states that over 70% of this area offshore of Carlsbad actually consists of more sensitive basement and high relief reefs. It further states that an adequately-sized subsurface system would require about 150 acres of seafloor, which would be irreversibly damaged by gallery installation and operations. Poseidon suggests that a 150-acre gallery in this area would therefore be physically and environmentally infeasible.

Poseidon also contends such a system would be economically infeasible. Its October 2007 cost estimates show that an infiltration gallery for its Carlsbad facility would cost \$646 million. ~~However, similar to the costs described above, Poseidon provided no justification for these costs and several appear to be significantly inflated. For example, Poseidon cites a land cost of over eight million dollars,<sup>45</sup> and electricity costs of \$18 million; but again, actual land costs would likely be for a lease on state tidelands rather than a land purchase, and its electrical costs would likely be similar to its proposed project's operation of the power plant's cooling water pumps. Poseidon also includes expected costs of \$59 million for environmental mitigation, although it is unclear why this was included, given that the gallery itself would serve as mitigation for the impacts caused by the estuarine intake and would not be expected to cause any significant~~

---

<sup>44</sup> See Poseidon's July 16, 2007 letter to Commission staff.

<sup>45</sup> For comparison, the proposed fee for Poseidon's State Lands lease for the Agua Hedionda Lagoon jetties and its discharge structure is \$123,000 per year.

impacts. Finally, the Commission notes that the entire cost of the facility in Spain using an intake gallery was about \$200 million, so it is likely Poseidon's costs would be far lower than those it cites.

~~In comparing reviewing Poseidon's contentions about potential environmental impacts and costs of subsurface intakes with information about other proposed or operating facilities, the Commission finds that subsurface intakes appear to be an infeasible and less environmentally damaging alternative and that Poseidon has not provided the level of detailed or credible information to show otherwise. Subsurface intakes would provide a feasible alternative that would result in substantially fewer adverse impacts, including complete avoidance of entrainment and impingement, and significantly reduced dredging related impacts.~~

*Minimize or reduce entrainment impacts:* ~~Another feasible alternative that would reduce but not eliminate adverse entrainment and impingement impacts would be to move the intake offshore into open coastal waters. Although this alternative would still cause adverse entrainment and impingement effects, it would move those effects from the highly sensitive estuarine environment of Agua Hedionda to the somewhat less sensitive open ocean waters in which the adverse effects would be more diffuse.~~

~~This alternative—moving the existing power plant intake to an offshore location—has already been determined in a recent State Lands Commission Draft EIR review of power plant operations to be the least environmentally damaging feasible alternative to operating the existing intake. From 2001 through 2005, the State Lands Commission conducted environmental review of a request from Cabrillo to modify one of the two jetties at the mouth of Agua Hedionda.<sup>46</sup> Southern California Edison, the original power plant owner, constructed the two jetties on state tidelands in the mid-1950s to maintain the mouth of the lagoon for the power plant's cooling water channel. Power plant operations over the past half century had created a lagoon with a high rate of sedimentation due to the power plant's nearly continual intake of cooling water. Unlike other nearby lagoons subject to a natural tidal cycle, with incoming and outgoing tides bringing in and removing roughly equal amounts of water and sediment, the power plant's cooling water use caused an imbalance in the amount of water and sediment entering the lagoon. During peak power plant operations, the power plant was able to pull in more than 800 MGD, which is more than half the daily tidal influx in the lagoon. Pulling water into the intake reduced Agua Hedionda's flushing capacity and the lagoon became a sediment sink. During the past fifty years or so, the various power plant owners have dredged the lagoon at least twenty-five times to maintain power plant operations.~~

~~Cabrillo's request, to make the north jetty two hundred feet longer, was meant to reduce the amount of sand entering the lagoon in the first place, thus reducing dredging needs and allowing the sand to stay in the active littoral transport zone and thereby continue to be available for natural beach nourishment. This EIR evaluated this proposed project as part of the long-term and comprehensive management strategy for the lagoon, with key goals and objectives being to reduce sand accumulation in Agua Hedionda, maintain the existing longshore transport system~~

---

<sup>46</sup> In March 2001, the State Lands Commission issued a Notice of Preparation for the proposed project's EIR. It published the Draft EIR in January 2005. In February 2005, Cabrillo withdrew its request for the proposed project, which terminated the CEQA environmental review process.

~~along the nearshore coastline, minimize potential effects on biological resources, and increase sand volumes available to downcoast beaches between dredging events. The EIR identified several potential significant adverse effects of the proposed jetty extension. The proposed extension would have resulted in continued dredging operations within the lagoon, though less extensive than caused by the existing jetty, and would have continued to cause the full suite of impacts associated with such operations—e.g., disturbance of marine life, habitat disruption to eelgrass beds, loss of surfgrass due to sand deposition on nearby beaches, etc. The EIR also showed that an extended jetty would likely reduce beach width at Carlsbad’s Middle Beach and South Beach. The change in beach dynamics was also expected to cause impacts to beach and nearshore recreation, such as loss of beach recreation opportunities, changes in surfing conditions, etc.~~

~~The EIR evaluated several alternatives to determine whether they would be feasible, would meet Cabrillo’s objectives, and would eliminate or reduce environmental impacts. Its conclusion was that the environmentally superior alternative would be for Cabrillo to move its intake offshore.~~

~~This alternative would avoid or reduce the identified significant impacts and would significantly reduce the need for dredging in Agua Hedionda. The EIR estimated that instead of dredging more than 100,000 cubic yards of sediment from within the lagoon every year or two, the preferred alternative would require dredging a much smaller amount—about 20,000 cubic yards per year—from the lagoon mouth to maintain adequate tidal flow to support the lagoon’s other existing beneficial uses. It acknowledged that constructing an offshore intake would cause short-term construction effects, but found that these would cause fewer impacts overall than the need for ongoing dredging within the lagoon. The offshore intake could be located in an area of sandy bottom habitat that is used to disturbance due to ongoing sand movement, and where construction impacts would likely be short-term.~~

~~Poseidon’s proposed use of the existing intake would cause the same types of significant adverse impacts identified in that EIR, albeit at a somewhat smaller scale due to its proposed intake of 304 MGD instead of the power plant’s maximum of more than 800 MGD. Poseidon’s use of the power plant intake for desalination would also extend up to 90 years the need to dredge a channel within the lagoon. However, similar to its views on subsurface intakes, Poseidon contends that this alternative would cause even more significant impacts than its proposed use of the existing power plant intake, and that it is economically infeasible. It characterizes the impacts caused by an offshore intake as “significant and irreversible.” Clearly, though, while an offshore open water intake would cause greater impacts than a subsurface intake, the impacts of a properly designed and sited open water intake would be substantially less than those caused by the existing estuarine intake. There are areas offshore where the intake would not affect valuable hard bottom habitat, kelp beds, or other high value habitats, it could be built with a velocity cap to maintain very low levels of impingement, and its entrainment effects would likely be far less severe than those that occur within the highly productive Agua Hedionda estuarine environment. In Exhibit B of its November 9, 2007 letter to Commission staff, Poseidon states that using an offshore intake would likely require installing a large diameter pipe over one thousand feet long which, depending on placement, might cross areas of rocky reef habitat, and end in an area near some kelp beds. It also states that the effects of this pipe’s placement and operations on habitat, sand flow, and sedimentation are not known. Poseidon further states that entrainment and impingement this intake would cause could potentially affect a greater diversity of organisms~~

than those affected by the existing intake in Agua Hedionda and that organisms colonizing the inside of the pipe would consume much of the entrained plankton.

Poseidon also contends such an intake would be economically infeasible. On October 18, 2007, Poseidon provided cost estimates showing that a 1000-foot long offshore intake would cost about \$150 million; however, similar to its estimates for the other alternatives described above, the costs do not appear credible. Included with Poseidon's estimates, for example, are land acquisition costs, instead of lease costs. The estimate also includes environmental mitigation costs of about \$14 million, again for an intake meant to be less environmentally harmful than the intake Poseidon proposes to mitigate for \$2.79 million. Further, Poseidon's cost estimates do not reflect savings such an intake could provide. For example, Poseidon would not have to dredge the lagoon (a savings of at least \$1 million per year) and may have much less required compensatory mitigation (see below).

One measure Poseidon offered to include in its facility to reduce entrainment would be to install variable speed pumps (see Poseidon's June 2007 *Flow, Entrainment and Impingement Minimization Plan*); however, since the entrainment rate is primarily a function of the amount of water used, this measure would not likely reduce entrainment as long as Poseidon continued to pump the anticipated 304 MGD into the desalination facility.

Other available mitigation options that would avoid or reduce entrainment impacts include the use of a zero discharge system or routing more of Poseidon's discharge to the sanitary sewer system, as either of these options would reduce the amount of estuarine water needed for dilution. A zero discharge system uses either mechanical means or evaporation to re-use and reduce discharge volumes. Some of these systems may also allow some cost savings through their recovery of salts or minerals from the seawater. Although the scale of the proposed project may prevent use of a zero discharge system for the entire amount, it could possibly be used for some of the discharge, perhaps in conjunction with routing additional volumes to the sanitary sewer system at the nearby Encina Wastewater Pollution Control Facilities. Although the sewer system has its own capacity limits, the City of Carlsbad is planning to route a new sewer line adjacent to the proposed facility and it may be possible to provide some capacity for additional desalination discharges.

Other than during Poseidon's start-up and cleaning operations, the vast majority of Poseidon's discharge would consist largely of seawater. That discharge would not require sanitary sewer treatment, so could be routed downstream of the treatment facility and directly into its outfall. This would create at least two substantial benefits. First, it would allow both discharges to combine for better mixing and fewer overall impacts to the marine environment. All or some of Poseidon's 50 MGD of high salinity discharge would mix with the approximately 36 MGD of freshwater effluent discharge from the treatment facility. This mixing would allow the combined waste stream to mix more readily in the receiving water, reducing the adverse effects of both types of discharges. This approach would also result in a significant decrease in entrainment, since Poseidon would need to pull in much less estuarine water for dilution. Poseidon has not shown these measures to be infeasible.

As noted in Exhibit B of its November 9, 2007 letter, Poseidon has submitted to the Regional Board a *Flow, Entrainment and Impingement Minimization Plan* meant to identify feasible methods to minimize the remaining entrainment impacts. The Board's approval of that Plan is to

be based on Poseidon identifying the best available and feasible operational, technological, and mitigation measures to meet that standard. Poseidon further notes that a proposed condition of the draft State Lands Commission lease would require, ten years after the lease is issued, that Poseidon be subject to further environmental review to ensure its operations at that time are using technologies that may reduce any impacts. Regarding the potential to route all or part of its discharge to the nearby sewer treatment system, Poseidon notes that the system is not designed to handle highly corrosive concentrated seawater.

Therefore, based on the above, the Commission finds that Poseidon’s proposal is using all feasible methods to minimize or reduce its entrainment impacts. Even so, project operations will result in ongoing significant entrainment impacts that require compensatory mitigation, as described below.

*Compensatory mitigation:* The third main step in mitigation sequencing is to provide compensatory mitigation – that is, creating, restoring, or enhancing the same or similar types of habitats as those a project would adversely affect. This mitigation step has its own sequence – it should first be “in-kind”, if possible – that is, it should result in the same type of habitat as that being lost; it should be “on-site” – that is, it should be at or near the site of the affected habitat; and it should be “in time” – that is, the mitigation site should provide habitat functions at the same time the affected habitat is losing its habitat value. As mitigation options move away from any of these three characteristics, the amount of mitigation needs to increase to reflect that the mitigation is not fully providing the habitat functions and values being lost. For example, if a mitigation site is not expected to provide its expected habitat functions for several years – due to the need to construct it, plant the necessary vegetation, let the vegetation take hold, etc. – that time lag is addressed by requiring mitigation at greater than a 1:1 ratio to make up for the time period between when the habitat impact starts and when the mitigation site begins providing the anticipated habitat function. Similarly, when mitigation is intended to replace lost high-quality habitat, a restoration or enhancement mitigation site will often be larger than the project site to reflect the overall lower quality of the habitat that comes about through mitigation. Mitigation ratios can range from as low as 1:1 when mitigation is certain, immediate, and of equivalent value as the lost habitat, to 30:1 or higher for lower quality or delayed mitigation to make up for the loss of high-quality habitat.

~~As described above, Poseidon has not yet shown that the first two mitigation steps—avoidance and minimization—are infeasible; however, it has provided a description of potential compensatory mitigation measures.~~ On October 10, 2007, Poseidon provided to Commission staff its updated proposed Coastal Habitat Restoration and Enhancement Plan that it intends to submit to the Regional Board. This Plan described seven possible mitigation options at various locations in Agua Hedionda or elsewhere in northern San Diego County. ~~Although this compensatory mitigation plan is premature,~~ Commission staff evaluated it to determine whether it would provide adequate mitigation for Poseidon’s anticipated entrainment and impingement impacts. As discussed below, the Plan does not yet include the level of information or certainty to determine that any of the possible measures would be implemented, would provide adequate mitigation, or would conform to Coastal Act provisions. However, with the Commission’s imposition of **Special Condition 8**, the Commission ensures that the Plan will provide adequate mitigation for Coastal Act conformity.

Poseidon contends argued that the Commission has no authority to require mitigation for the anticipated entrainment impact since it expects the Regional Board to address any mitigation needs. The Commission disagrees. Coastal Act Sections 30230 and 30231 confer on the Commission authority to regulate impingement and entrainment impacts of processes that involve the intake of seawater. This authority is not affected by the limitation of Section 30412(b) that prohibits the Commission from taking any action that is “in conflict with” any determination by the State Water Quality Control Board or a Regional Board “in matters relating to water quality...” The Commission’s position is that adverse entrainment and impingement effects on marine organisms are not matters of “water quality.” This interpretation of the “no conflict” language of Section 30412(b) is supported by the second paragraph of that provision which provides that nothing in Section 30412(b) “shall be interpreted in any way...as...limiting the Commission...from exercising” its authority under the Coastal Act “except as provided in this section.” (Emphasis added.)

Past Commission decisions have included findings and conditions based in part on entrainment and impingement impacts to marine resources. Recently, for example, the Commission denied the proposed BHP Billiton Liquefied Natural Gas terminal (CC # 079-06) due in part to its inadequate entrainment mitigation. In several power plant siting cases during the past seven years, the Commission found that the predicted adverse entrainment effects would be significant and would require mitigation to conform to Coastal Act policies. As noted previously, these include Moss Landing, Morro Bay, and South Bay, which have intakes in estuaries.

We note, too, that one of Poseidon’s possible mitigation sites is adjacent to the San Dieguito Wetlands Restoration Project. This restoration project results from Commission’s Coastal Development Permit #6-81-330 that required Southern California Edison to mitigate for the marine resource impacts caused by the San Onofre Nuclear Power Station (SONGS), which include entrainment.

Poseidon stated in the Plan that it would provide up to \$2.79 million for various potential mitigation projects in northern San Diego County. The Plan identified those potential projects based on responses to Poseidon’s distribution in August 2007 of a “Request For Expressions of Interest” (REI). The REI asked interested parties to submit mitigation proposals that would “preserve, restore or enhance existing wetlands, lagoons, or other high-productivity near-shore coastal areas” in San Diego County. The proposals were also to be consistent with requirements of the Coastal Commission, Regional Board, National Marine Fisheries Service, and other federal, state, and local agencies. Poseidon asked that the proposals cover areas of from five to 37 acres, that they hold promise for long-term benefits, and that they be technically feasible.

Poseidon’s Plan presents seven proposals from the responses received. They are briefly described and evaluated below: On November 9, 2007, Poseidon presented to Commission staff a modified plan focused on one of the seven possible mitigation options described in its previous plan:

- *San Dieguito Coastal Habitat Restoration:* This proposal describes possible mitigation measures at San Dieguito Lagoon, about 12 miles south of Agua Hedionda. This mitigation site would be adjacent to a 115-acre mitigation site being developed by Southern California Edison pursuant to Coastal Development Permit #6-81-330. The proposal describes two options, each of which would create about 37 acres of various wetland and upland habitat

types – e.g., high salt marsh, seasonal salt marsh, native grasslands, etc. – for about \$2.4 million to \$2.79 million. Both options would rely in part on water quality treatment ponds that have been funded but not yet constructed. It is unclear from the description how either option would be selected or implemented.

In recent weeks Fall 2007, the San Dieguito watershed experienced major fire damage, which has greatly affected the Lagoon. The San Dieguito River Valley Regional Open Space Park Joint Powers Authority estimates the recent fires burned over 60% (45,000 of 74,000 acres) of the land adjacent to the river and within the park planning area. These upstream conditions suggest that landslides, sedimentation, and other phenomena resulting from the fire will create substantial disturbances downstream in the area of both the existing San Dieguito restoration area and Poseidon's possible mitigation site. These will likely affect the performance and success of existing mitigation and will affect how future proposed mitigation is implemented.

- Loma Alta Lagoon Restoration: This proposal describes acquiring two privately owned parcels that total 0.89 acres and restoring those and three other publicly owned adjacent parcels to add 3.01 acres of wetlands to an already restored 2.0 acre lagoon in Oceanside. The overall project, proposed by the City of Oceanside, would cost about \$5.6 million. It is not clear from the proposal whether other funds have been provided or what amount is being requested from Poseidon. The proposal does not provide specific descriptions of the expected habitat types.
- Agua Hedionda Lagoon Ecological Reserve Expansion: This proposal describes acquiring and preserving a parcel of land near the existing Ecological Reserve on the north shore of Agua Hedionda's Inner Basin. The subject parcel is apparently being considered for a housing development, but provides wildlife habitat adjacent to the lagoon's wetlands. However, the proposal does not identify details about expected mitigation benefits or project costs. Additionally, it is apparently contingent on first determining whether the current owner is interested in selling and then raising other needed funds for the purchase. It describes Poseidon's potential contributions as helping with a down payment or helping to secure a loan for the property.
- Agua Hedionda Lagoon Invasive Plant Eradication and Native Plant Restoration: This proposal would involve removing invasive, exotic species from the Agua Hedionda watershed and planting native species. It proposes a one year, \$1 million project that would locate and map non native, invasive plants, removal some number of those plants, revegetate those areas with native plants, measure water quality and habitat parameters before and after site treatments to determine ecosystem improvements, and provide public education and outreach. However, the proposal does not specify how many acres of invasive plants would be removed or how many acres of native plants would be planted, and does not include any monitoring or contingency plans to ensure the areas are maintained.
- Agua Hedionda Lagoon Abalone Stock Enhancement: This proposal by the Carlsbad Aquafarm would involve growing and planting about 100,000 abalone at unspecified sites in Agua Hedionda and other nearby waters. It would require \$910,000 and is expected to take from three to five years.

- ~~Buena Vista Lagoon Environmental Analysis: This proposal consists of a request that Poseidon fund the completion of a Restoration Plan and Environmental Impact Report for the Buena Vista Lagoon Foundation.~~
- ~~Frazee State Beach Coastal Bluff Habitat Restoration: This proposal, from the California Department of Parks and Recreation, would restore about 5.8 acres of coastal bluff habitat near Agua Hedionda. The project would cost \$508,330 and would involve removing non-native vegetation, performing unspecified habitat restoration, and providing public interpretation.~~

Overall, although ~~some of these~~ this proposals ~~have~~ has the potential to partially mitigate for Poseidon's anticipated entrainment impacts, the Plan does not provide enough information or certainty ~~about any of them~~ to determine what mitigation would actually occur. Its shortcomings include the following:

- The Plan provides no certainty that ~~any of these potential projects would occur, as Poseidon states the mitigation is contingent upon possible Regional Board approval. Poseidon has not offered these projects as mitigation; its Plan states only that these are possible mitigation efforts. Further, included in the Plan is Poseidon's Request for Expressions of Interest, which states that Poseidon reserves the right to reject any of the submitted proposals.~~

~~None of t~~The proposals does not include the type or level of information needed to determine what mitigation benefits would accrue, what performance standards or contingency measures would be used to ensure mitigation success, or other similar descriptions generally required for determining the adequacy of a mitigation proposal. At best, the proposals ~~describe projects that have~~ has the potential to partially mitigate for entrainment impacts, but the Commission would need a substantially more detailed proposal to determine whether ~~any of the proposals~~ it would meet Coastal Act mitigation standards.

The Commission notes, for example, that Poseidon's proposed mitigation area would be adjacent to a wetland mitigation site the Commission required as part of its approval of the San Onofre Nuclear Generating Station (SONGS). To ensure the Commission's approval of the SONGS mitigation plan conformed to Coastal Act policies, it required extensive scientific study, substantial amounts of data collection, and detailed impact analyses to determine the appropriate types and amount of mitigation needed to compensate for the identified adverse effects of the SONGS once-through cooling system – for example, the mitigation required included creation of new kelp beds to address the SONGS' impacts to nearby kelp beds. The Commission's approval also required Southern California Edison to meet specific performance standards and to provide ongoing monitoring efforts to ensure the mitigation area functions as intended. Mitigation necessary to address Poseidon's impacts will need to include a similar approach and level of detailed information to ensure Coastal Act conformity. For example, to conform to Coastal Act Sections 30230 and 30231, Poseidon's mitigation plan should include compensatory habitat mitigation for the species of biological or economic significance affected by entrainment (e.g., garibaldi, halibut, etc.)



- The Plan does not recognize that Agua Hedionda is already the subject of extensive mitigation work. There are a number of initiatives already occurring or planned that involve enhancing or restoring water quality or habitat in Agua Hedionda, many being implemented with substantial amounts of public funding. Poseidon's planned use of the estuarine intake and its proposed compensatory mitigation approach away from Agua Hedionda would diminish many of the water quality benefits and habitat values that these other mitigation efforts are expected to provide.

As noted previously, for example, Carlsbad and other nearby cities are subject to requirements of an NPDES permit issued by the Regional Board to improve stormwater management practices affecting Agua Hedionda. Also, the State Water Resources Control Board is funding development of an Agua Hedionda Watershed Management Plan by the Carlsbad Watershed Network. That plan calls for coordinated and integrated planning for watershed management initiatives.<sup>47</sup> As part of this plan, the Network is establishing a comprehensive and prioritized list of mitigation opportunities in the watershed, which it expects to complete in August 2008. The Network recently completed research identifying shortcomings in the mitigation approach used thus far in the lagoon that has resulted in low success rates and recommending steps to improve mitigation success.<sup>48</sup> The Network requested that any mitigation the Commission may require of Poseidon be integrated with this existing state-funded effort.<sup>49</sup> Thus far, however, Poseidon's possible mitigation projects do not show the necessary level of coordination with these other ongoing efforts.

- Poseidon states that the Plan is based on providing 1:1 mitigation for the loss of about 37 acres of habitat within Agua Hedionda. However, none of the potential projects offered would provide "in-kind", on-site mitigation – that is, none would replace the habitat or organisms lost in Agua Hedionda due to entrainment – and so the individual projects or any combination of projects would have to provide mitigation at more than a 1:1 ratio.
- The Plan appears to be based more on cost than mitigation needs. Poseidon has established an upper limit of \$2.79 million for mitigation costs, but that does not appear to reflect the cost to provide adequate mitigation for its expected impacts. For example, the October 10, 2007 Plan assumes wetland restoration in Southern California would cost about \$75,000 per acre, but it includes several proposals where the costs are unspecified or are well above that figure. The San Dieguito proposal comes closest to Poseidon's assumed cost figure, but about a quarter of the mitigation at that site would be uplands. The Oceanside proposal, to

---

<sup>47</sup> For example, the Carlsbad Watershed Management Plan includes the following objectives:

- *"Coordinate watershed efforts:* "Action Items" should facilitate coordinated efforts between municipalities, regulatory agencies, and environmental organizations to implement watershed management policies and physical improvements at the most functional locations and in the most effective manner, without the restriction of political boundaries.
- *Integrate various planning efforts:* Planning for land use, transportation, watershed protection and habitat conservation need to be integrated and coordinated. "Action Items" related to planning must look for as many overlapping benefits between these planning topic areas as possible."

<sup>48</sup> *Case Study: Systemic Evaluation of Compensatory Mitigation Sites Within the Carlsbad Hydrologic Unit*, by Nicholas R. Magliocca, UCSD

<sup>49</sup> See September 24, 2007 letter from Carlsbad Watershed Network to Commission staff.

restore about three wetland acres for about \$2.5 million is well beyond Poseidon's expected costs. Even the completely out-of-kind mitigation that could result from the Frazee coastal bluff restoration would cost about \$100,000 per acre.

In sum, Poseidon has described several mitigation options, but has not committed to provide the level or type of mitigation that would be needed to address impacts caused by its use of the estuarine intake. ~~Additionally, as noted above, the previous mitigation sequencing steps—avoidance and minimization—provide feasible mitigation measures that would result in application of this third step not being needed.~~ However, as described in these Findings and through imposition of Special Condition 8, the Commission is ensuring that Poseidon will provide the mitigation needed to address those impacts in a manner consistent with applicable Coastal Act provisions.

~~Further, and importantly, other regulatory requirements are likely to result in Poseidon needing to use an alternative to the proposed estuarine intake. As noted previously, Section 13142.5 of the Porter-Cologne Act requires that "...the best available site, design, technology, and mitigation measures feasible shall be used to minimize the intake and mortality of all forms of marine life." For this proposed project, the best available site is clearly not one within a highly productive estuarine environment; the best available design and technology are not those represented by a 53-year old existing intake that is being shut down due in part to its significant entrainment impacts; and the best mitigation measures feasible are not the assortment of possible projects Poseidon has proposed. Use of that intake would also be subject to Clean Water Act requirements that limit activities that would cause further impairment to a listed impaired waterbody. As noted previously, Agua Hedionda is impaired due to excess sedimentation caused in part by use of the intake and permitting Poseidon's proposed new use is not likely to occur until the Regional Board develops the required TMDL for Agua Hedionda.~~

### ***Anticipated Project Impacts and Coastal Act Conformity – Discharge-Related***

**Description of Impacts:** The proposed project would result in a discharge of about 250 MGD from the desalination facility to the outfall currently used by the power plant, which is located on state tidelands and on Carlsbad State Beach. The discharge would contain at least 50 MGD of high salinity water from the facility along with at least about 200 MGD of estuarine water pumped into the intake system to provide dilution for the high salinity discharge. The expected "end of pipe" salinity of the blended discharges is expected to be about 40 parts per thousand (ppt) of salinity. This would be about twenty percent higher than the naturally occurring average salinity of about 33.5 ppt in these nearshore waters. Because the discharge would be immediately adjacent to the shoreline, the plume of higher salinity water would extend along the beach and nearshore waters. Poseidon's discharge would be subject to conditions of an NPDES permit that allows discharges at an average daily concentration of up to 40 ppt and an average hourly concentration of up to 44 ppt.

Poseidon's desalination process would also include adding a number of chemicals to the water during desalination. The chemicals used would be those commonly used in water treatment plants, such as coagulants, ~~(e.g., ferric sulfate)~~ alkalinity adjusters ~~(e.g., sulfuric acid)~~, and various membrane cleaning chemicals such as hydrochloric acid, detergents, or caustic soda. ~~Many of the chemicals would be used during start up and membrane cleaning and after those processes~~ Poseidon stated in Exhibit B of its November 9, 2007 letter that chemicals used would

be neutralized or sent to the sanitary sewer system instead of the seawater discharge. ~~However, the discharge into ocean waters is expected to include some relatively low concentrations of some of these chemicals.~~ The discharge would also include biological matter – i.e., the entrained organisms from the intake.

Poseidon's project as originally proposed – that is, co-located with an operating power plant cooling water system – would have withdrawn 100 MGD of the several hundred million gallons used by the power plant, processed that water to produce 50 MGD of potable water, and discharged about 50 MGD of its high salinity waste stream back into the up to eight hundred million gallons of seawater being discharged by the power plant. Blending the desalination discharge with the much larger power plant discharge would have resulted in an overall discharge with salinity levels very close to the natural background levels in the nearshore ocean waters. Without the power plant discharge, however, Poseidon's discharge would cause salinity levels twice that of seawater and caused significant adverse impacts to marine life in the nearshore waters and on the seafloor.

**Mitigation measures:** To address this issue, Poseidon proposes to maintain a discharge of at least 304 MGD when the power plant is not operating or is discharging less than that amount. Poseidon determined that an overall 304 MGD discharge would dilute its desalination discharge so that salinity levels near the outfall would be about 40 ppt instead of 67 ppt. This 40 ppt level is about 20 percent higher than the average receiving water salinity and about 15 percent higher than the level of natural variation in local seawater salinity. Local seawater averages about 33.5 ppt and varies naturally up to about 34.4 ppt, due to phenomena such as upwellings, changes in freshwater inputs, and others. The project EIR identified the 40 ppt at the level above which discharges would cause significant adverse impacts.<sup>50</sup> Guidance from the U.S. EPA recommends that salinity levels from a discharge should not vary more than 4 ppt from the range of natural variation in areas permanently occupied by food and habitat forming plants. Using the EPA guidance would result in a maximum allowable discharge level of about 38.4 ppt. Poseidon's NPDES permit allows an average daily concentration of 40 ppt and an average hourly concentration of up to 44 ppt.

Poseidon also submitted modeling results showing the expected extent of the salinity plume based on local historical data for characteristics such as ocean temperatures, currents, and salinity levels. The extent of the high salinity in the discharge would vary based on how these characteristics interact at any given time. Poseidon's models show that salinity concentrations above the level of natural variation would cover about 8.3 acres of the nearshore seafloor during average conditions (i.e., a frequency of 50%) and would cover up to about 44 acres during extreme conditions (i.e., a frequency of less than 0.1%).

Under either condition, the discharge would create conditions beyond the range experienced by the local biota and would cause some level of adverse impacts. Poseidon has provided test results showing that a 40 ppt salinity level would cause minimal acute effects to several test organisms; however, these organisms are not representative of the full suite of marine life living

---

<sup>50</sup> The EIR stated that elevated salinity levels would cause significant impacts if they had a substantial adverse effect on marine biota, included extended exposure to salinity levels above 40 ppt or permanent elevation of salinity levels above 38.4 ppt on hard bottom habitat.

in these nearshore waters and benthic habitat that would experience this level of salinity. Further, several species used in these tests are generally considered more salinity tolerant than others, so the test results likely do not reflect actual effects that would occur to species exposed to these high salinity levels in the natural environment. For example, a State Board proposal to establish a salinity limit in the state's Ocean Plan includes a proposed limit of 36.5 ppt based on study results showing that level caused adverse effects to sea urchin embryos, which is one of standard test species more sensitive to salinity differences.<sup>51</sup> Other studies show that slight differences in salinity levels can affect the population density of various species, their ability to tolerate various environmental stressors, reproductive rates, and other effects.<sup>52</sup>

In addition to higher than natural levels of salinity, Poseidon's discharge would include some as-of-yet unknown amounts of other constituents that would enter the discharge from various materials or methods used in the proposed facility. As noted above, these include various chemicals and the dead organic matter from organisms entrained in the intake. ~~Additionally, Poseidon has not conducted tests to determine the chronic effects of its proposed discharge.<sup>53</sup> Its NPDES permit requires Poseidon conduct those test before beginning operations, but they have not yet been conducted.~~

Based on the above, Poseidon's proposed discharge would likely ~~cause adverse effects to organisms result in salinity levels higher than the natural range~~ in from about eight to 44 acres of nearshore benthic habitat. Although the extent of the areas would vary continually based on environmental conditions, some areas would be subject to nearly continual salinity concentrations higher than natural salinity variations.

There are a number of feasible mitigation measures available to reduce the ~~anticipated extent of the discharge's adverse effects.~~<sup>54</sup> As noted previously, one of the difficult issues with Poseidon's

---

<sup>51</sup> The State Board is considering an amendment to the state's Ocean Plan that would establish an upper salinity limit for discharges into California's coastal waters. The Ocean Plan at this time does not have a specific salinity limit, but requires in general protection of beneficial uses and water quality objectives for other contaminants and physical water quality characteristics. In June 2007, the State Board issued a Scoping Document for its proposed policy that included three proposed alternatives: "No Action" – that is, do not add a salinity limit to the Plan; "No discharges above natural variation" – that is, limit salinity in discharges to the range of natural variation which is about 10% above average; or, "Numeric water quality objective of 36.5 ppt", based on study results showing that salinity levels above than 36.5 ppt caused adverse effects to sea urchin embryos.

<sup>52</sup> See, for example, *Technical Report 39: San Francisco Estuary Regional Monitoring Program for Trace Substances, Result of the Benthic Pilot Study*, August 2000; and Voyer, R.A., and Glen Modica, *Influence of salinity and temperature on acute toxicity of cadmium on Mysisopsis bahia*, in *Environmental Contamination and Toxicology*, Vol. 19:1, January 1990.

<sup>53</sup> ~~The U.S. EPA Water Quality Standards Handbook defines "chronic" as "a stimulus that lingers or continues for a relatively long period of time, often one tenth of the life span or more. Chronic should be considered a relative term depending on the life span of an organism. The measurement of a chronic effect can be reduced growth, reduced reproduction, etc., in addition to lethality."~~

<sup>54</sup> ~~Note: Poseidon contends that Coastal Act Section 30412(b) prohibits the Commission from imposing requirements on Poseidon's proposed discharge or requiring additional mitigation for its impacts beyond those imposed by the Regional Board through issuance of an NPDES Permit.~~

~~Coastal Act Section 30412(b) states:~~

proposal to use the existing power plant cooling water system is that some options for reducing a discharge-related impact would cause increased impacts on the intake end of the pipe. In this case, Poseidon's proposal to reduce its salinity concentrations at the discharge by drawing in additional water means increasing its adverse entrainment effects at the intake. Using this dilution approach to further reduce discharge salinity levels would require pumping even more water from Agua Hedionda Lagoon, thereby increasing the already significant adverse entrainment impacts. Conversely, although allowing Poseidon to discharge at higher salinity levels would require less estuarine water and cause fewer entrainment impacts, it would increase the area and level of adverse effects in the nearshore ocean waters beyond the currently anticipated levels.

Other available mitigation options that would avoid or reduce discharge-related impacts are described previously in the discussion of entrainment impacts and mitigation. They include the use of a zero-discharge system or routing more of the discharge to the sanitary sewer system. A zero-discharge system uses either mechanical means or evaporation to re-use and reduce discharge volumes. Some of these systems may also allow some cost savings through their recovery of salts or minerals from the seawater. Although the scale of the proposed project may prevent use of a zero-discharge system for the entire amount, it could possibly be used for some of the discharge, perhaps in conjunction with routing additional volumes to the sanitary sewer system. Although the sewer system has its own capacity limits, the City of Carlsbad is planning to route a new sewer line adjacent to the proposed facility and it may be possible to provide some capacity for additional desalination discharges. Additionally, if these systems were used to reduce either the overall amount of Poseidon's discharge or the concentration of salt and other minerals or contaminants in the discharge, they would also allow Poseidon to pull in less water

---

*~~"The State Water Resources Control Board and the California regional water quality control boards are the state agencies with primary responsibility for the coordination and control of water quality. The State Water Resources Control Board has primary responsibility for the administration of water rights pursuant to applicable law. The commission shall assure that proposed development and local coastal programs shall not frustrate this section. The commission shall not, except as provided in subdivision (c), modify, adopt conditions, or take any action in conflict with any determination by the State Water Resources Control Board or any California regional water quality control board in matters relating to water quality or the administration of water rights.~~*

*~~Except as provided in this section, nothing herein shall be interpreted in any way either as prohibiting or limiting the commission, local government, or port governing body from exercising the regulatory controls over development pursuant to this division in a manner necessary to carry out this division."~~*

However, as noted previously in these Findings, the Commission shares jurisdiction with the State and Regional Boards for implementing Porter Cologne Act Section 13142.5. The Regional Board has not yet determined whether Poseidon's proposed project would conform to Section 13142.5, and therefore the Commission's Findings are not in conflict with a determination by the Board. As stated in Poseidon's NPDES permit, the Board will review Poseidon's submitted Flow, Entrainment and Impingement Minimization Plan to determine whether it complies with Section 13142.5 and what measures may be needed for Poseidon to comply. The Board has not yet reviewed Poseidon's Plan and has not imposed conditions related to the Plan so there are no Board determinations with which the Commission could conflict. Additionally, the Commission's Findings include a number of feasible alternatives and mitigation measures that the Board will likely include in its review and may, in fact, use as the basis of conditions to impose as part of Poseidon's NPDES permit.

Because the Board has not yet adopted final conditions for the Permit, the Commission's findings specifying feasible alternatives and mitigation measures do not conflict with a Regional Board determination and therefore conform to provisions of Coastal Act Section 30412(b).

from AHL, thus reducing the facility's entrainment impacts. ~~Poseidon has not shown these measures to be infeasible.~~ As noted previously, Poseidon states in its November 9, 2007 that the project's NPDES permit and the Regional Board's eventual approval of Poseidon's *Flow, Entrainment and Impingement Minimization Plan* will ensure that the proposed facility uses all feasible measures to avoid and reduce these impacts. The Commission concurs, in large part because the Board's approval, which requires such a finding, is necessary before the facility could operate.

~~Absent the use of these measures, Poseidon would need to provide compensatory mitigation for the adverse effects its discharge would cause to some area of the seafloor along the shoreline. Its proposed mitigation plan for its entrainment impacts did not acknowledge this area as part of the needed mitigation, so in addition to the plan's shortcomings identified above, Poseidon would have to add additional mitigation measures to reflect this additional area of impact.~~

### ***Anticipated Project Impacts and Coastal Act Conformity – Cumulative Impacts***

In addition to the adverse marine biological effects the proposed project would cause to Agua Hedionda Lagoon and the nearshore waters off of Carlsbad, the project would contribute to cumulative impacts already occurring in those waters. As noted above, Agua Hedionda Lagoon is listed as an impaired waterbody due in part to excess sedimentation. The impairment affects a number of beneficial uses of the waterbody and requires the ongoing dredging described in the next section of these Findings. The sedimentation is due largely to the intake drawing in water from the lagoon that would otherwise exit through the lagoon mouth and take much of the sediment with it. The source of this sediment is the longshore sand movement off the coast of Carlsbad, and as a result of the jetties and the intake, sediment pulled into the lagoon is removed from that longshore process, resulting in the need for beach nourishment that causes effects to coastal resources in the form of ongoing dredging every few years and the accompanying disruption of public access to areas of the nearby beaches. As noted previously in Section 4.4 of these Findings, sedimentation concerns will be addressed through the Regional Board's NPDES review and through ongoing Coastal Commission permit review of future dredging proposals.

### ***Conclusion***

Regarding entrainment and impingement, Poseidon's proposed project would use 304 MGD of estuarine waters (equal to about 932 acre-feet of water per day, which over a year would cover more than 500 square miles up to one foot deep in water). This water use ~~would~~ is assumed to kill all the organisms in that water, which Poseidon estimates represent about 37 acres worth of wetland and open water productivity in Agua Hedionda. ~~This impact is avoidable through use of subsurface intakes or could be reduced through use of an offshore intake. Either type of intake is a feasible and less environmentally damaging alternative to Poseidon's proposed use of an estuarine open water intake.~~ Poseidon has instead proposed a compensatory mitigation approach that is inadequate to mitigate for these impacts. ~~Regarding the project's planned discharges, there are feasible mitigation measures available that would reduce the impacts associated with high salinity levels in the nearshore benthic environment, some of which would also reduce Poseidon's entrainment-related impacts. Further, Poseidon has not proposed compensatory~~

~~mitigation for affected areas that would remain after implementing the avoidance and reduction mitigation measures.~~

As noted above, the Commission has determined that alternative intakes that might avoid or minimize environmental impacts are infeasible or would cause greater environmental damage. Therefore, to ensure Poseidon provides adequate compensatory mitigation for the proposed project's marine life impacts and to conform to Coastal Act Sections 30230 and 30231, **Special Condition 8** requires Poseidon to submit to the Commission for review and approval a marine life mitigation plan. This plan must document the project's expected impacts to marine life caused by entrainment and impingement and identify the types and amounts of mitigation best suited to address those impacts. It must also provide mitigation to the maximum extent feasible in the form of creation, enhancement, or restoration of aquatic and wetland habitat and must include standard mitigation measures, including acceptable performance standards, monitoring, contingency measures, and legal mechanisms to ensure permanent protection of the proposed mitigation site(s). Further, to ensure the identified marine life impacts do not exceed those identified through development of this mitigation plan, **Special Condition 9** requires Poseidon to obtain an amendment of its coastal development permit before any increase in its average seawater flows of 304 MGD.

Therefore, based on the studies cited and the information provided above, the Commission finds that the project as proposed-conditioned, ~~does not~~ conforms to Coastal Act Sections 30230 and 30231. ~~However, because the proposed project would be considered a "coastal dependent" industrial facility, the Commission may therefore evaluate it under Coastal Act Section 30260, which allows such projects to be approved in some instances even when they are found to be inconsistent with other Coastal Act provisions. The analysis and findings related to Section 30260 are in Section 2.5.6 of this report, below.~~

## **24.5.2 Use of Wetlands and Coastal Waters (Coastal Act Section 30233)**

Coastal Act Section 30233(a) states, in relevant part:

*The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects...*

Coastal Act Section 30233(b) states:

*Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems.*

Coastal Act Section 30233(c) states:

*“In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division...*

Coastal Act Section 30233 requires in general that dredging in coastal wetlands and estuaries be limited to certain types of uses, that it be allowed only where there are no feasible less environmentally harmful alternatives, and that it be mitigated to the extent feasible. It also requires that dredging be implemented in a manner that avoids significant disruption to marine and wildlife habitats and to water circulation. Section 30233(c) further imposes a more limited set of allowable uses in some wetlands, including Agua Hedionda Lagoon. Because Agua Hedionda Lagoon is one of the coastal wetlands subject to the use limitations in Coastal Act Section 30233(c), that subsection serves for this proposed project as the standard of review for allowable uses.

### ***Description of the project's alteration of, and its effects on, Agua Hedionda Lagoon***

Agua Hedionda Lagoon is one of 19 coastal wetlands identified in the California Department of Fish and Game report, *Acquisition Priorities for the Coastal Wetlands of California*. This report identifies high priority wetlands for acquisition, based primarily on their values for fish and wildlife habitat and threats to their continued existence as a natural resource. Areas of the lagoon where the plant and animal life is especially valuable due to its special nature in the ecosystem include the Agua Hedionda Lagoon State Marine Reserve and Ecological Reserve,



which cover about 180 acres extending along about a half-mile of the lagoon's Inner Basin. The lagoon includes extensive areas of open water habitat, eelgrass beds, and various types of wetlands, and provides significant habitat benefits to a number of species, as described in previous section of these Findings. Those Findings also show that Poseidon's proposed use of estuary water would create adverse entrainment effects equal to the loss of no less than about 37 acres of Agua Hedionda's wetland and open water areas.

Agua Hedionda Lagoon as it currently exists is a highly engineered coastal lagoon. During the past half-century of power plant operations, the power plant's cooling water intake created an imbalance between tidal inflow and outflow, resulting in more sediment entering the estuary than leaving. Agua Hedionda Lagoon is on the state's list of impaired waterbodies due to high rates of sedimentation, which are caused in part by the power plant's intake and would continue due to Poseidon's proposed use of the intake. As an existing coastal-dependent industrial facility operating in the lagoon since the mid 1950s, the power plant has dredged its cooling water intake channel at least 25 times over the last half-century.<sup>55</sup> Since 1954, dredging is estimated to have removed about eleven million cubic yards of material from the lagoon.

Starting in 1977, the Commission has issued a number of coastal development permits to allow various amounts of dredging for one-year or multiple-year periods. During Commission review of the last several permits, there was considerable debate about where to deposit the dredged spoils. Much of the material was sand suitable for being placed on beaches and used for recreation; however, it was believed that material placed on some of the nearby beaches, particularly those to the north of the lagoon mouth where recreational benefits were higher, would be quickly transported by tide and currents back into the lagoon where it would need to be dredged again.

The Commission required that some material be placed at various beaches in and near the lagoon where it would serve a recreational purpose; however, the Commission also required the power plant owner to pay for an independent study to assess sediment transport conditions along the ocean shoreline in and near Agua Hedionda.<sup>56</sup> That 1999 study found that, on average, about 80% of the sand trapped within the lagoon comes from longshore transport from north and the rest comes from the south. It recommended that most of the dredged spoils be placed to the south of the lagoon to reduce the need for "re-dredging" the same material. At about the same time, the San Diego Association of Governments (SANDAG) was implementing another program to increase the amount of sand on nearby beaches with a focus on providing sand to enhance recreational uses of beaches to the north (See CDP 6-06-061).

Based in part on the results of the 1999 study, and in an effort to reduce the need for dredging within the lagoon, the power plant owner in 2001 requested that the State Lands Commission allow a 200-foot extension of the north inlet jetty to reduce the amount of sand entering the lagoon. The State Lands Commission conducted environmental review of the proposal and published in January 2005 a Draft EIR that provided a comprehensive and independent

---

<sup>55</sup> Poseidon's proposed project would be a new, rather than an existing, facility, and with the pending power plant shutdown, would result in new dredging-related impacts not necessary to maintain operations of an existing facility.

<sup>56</sup> Elwany, Dr. Hany. Study of Sediment Transport Conditions in the Vicinity of the Agua Hedionda Lagoon, 1999.

assessment of the effects caused by dredging in Agua Hedionda.<sup>57</sup> It evaluated not only the proposed jetty extension and associated dredging, but also assessed how best to meet related objectives, including:

- Mitigating the expected cumulative sedimentation impacts to the lagoon that would result from implementing the SANDAG Regional Beach Sand Project;
- Maintaining the longshore sediment transport process and increasing the amount of sand that bypasses the lagoon and is made available to downcoast beaches;
- Minimizing potential adverse effects on biological resources; and,
- Limiting the frequency of needed maintenance dredging in the lagoon.

The Draft EIR evaluated five alternatives and concluded that the environmentally superior alternative would be to significantly reduce the need for dredging within the lagoon by moving the power plant's intake offshore. The Draft EIR found that by ending the power plant's estuarine water withdrawals, this alternative would avoid the significant adverse impacts identified for the proposed project related to aesthetic resources, recreation, hydrology, water quality, and biological resources. It also found that maintenance dredging of about 20,000 cubic yards per year from near the lagoon's mouth would be adequate to maintain tidal flows in the lagoon, which would help continue the lagoon's other existing beneficial uses. This alternative would also allow for at least partial removal of the jetties to re-establish a more natural longshore transport system. However, the State Lands Commission did not certify a Final EIR because the power plant owner withdrew its application request shortly after the draft EIR was published in February 2005. As noted in Section 4.5.1 of these Findings, the Commission has determined alternative locations are infeasible.

In 2006, Poseidon provided a technical paper that modeled expected differences in sand influx into Agua Hedionda under two scenarios – with the power plant operating at 530 MGD (the average from 1981 until 2000), and with the desalination facility operating at 304 MGD.<sup>58</sup> It found that stand-alone desalination operations at 304 MGD would reduce sand influx by 42.5% compared to the influx caused by the power plant during those years. The paper found that during those years, power plant operations resulted in a cumulative total of about three million cubic yards of sediment staying in the lagoon (an average of about 159,000 cubic yards per year). Had the desalination facility been operating during those years at 304 MGD, the paper estimated sand influx would have been just over two million cubic yards (or about 106,000 cubic yards annually).<sup>59</sup>

---

<sup>57</sup> ~~The State Lands Commission conducted CEQA review from 2001 to 2005. It published the Draft EIR in January 2005, but did not complete the review because the power plant owner withdrew its application request shortly thereafter in February 2005.~~

<sup>58</sup> Jenkins, Dr. Scott, and Joseph Wasyl. *Coastal Processes Effects of Reduced Intake Flows at Agua Hedionda Lagoon*, December 2006.

<sup>59</sup> These figures assume a 14.7% "backpassing" rate to reflect sand dredged from the lagoon and deposited on nearby beaches so that it returns to the lagoon.

More recently, Poseidon provided another technical paper<sup>60</sup> that modeled another two scenarios – the expected difference in sand influx into the lagoon with a stand-alone desalination plant using 304 MGD versus complete cessation of the intake use. Using similar assumptions as the previous paper, this paper concluded that had there been no flow of water from the lagoon to the power plant during the same 1981-2000 period, the net sand influx would have been about 1.7 million cubic yards, or about 316,000 cubic yards less than that that would have been caused by a stand-alone 304 MGD desalination facility. The paper also concluded that the difference between sand influx caused by historic power plant operations and influx that would have been caused solely by desalination operations would have reduced the need to dredge from an average of every two years (which had been the pattern for the power plant during that time period) to every three years. The paper also concluded that the difference in sand influx between stand-alone desalination operations and “no flow” – i.e., about 316,000 cubic yards total, or about 16,000 cubic yards per year – would have resulted in no discernable difference between having a desalination facility use water from the lagoon and not having this water use.

~~However, neither of Poseidon’s submittals appeared to consider the conclusions reached in the EIR discussed above. The EIR, for example, identified a number of adverse impacts caused by the power plant dredging, and it is likely that Poseidon’s proposed dredging would cause these same adverse effects, albeit at a somewhat smaller scale. Additionally, the EIR’s identification of those significant impacts led to its selection of an environmentally preferred alternative that would require dredging only about 20,000 cubic yards per year from the lagoon mouth rather than Poseidon’s identified dredging of over 100,000 cubic yards per year average within the lagoon’s West Basin. The EIR’s independent and more comprehensive analysis provides a credible assessment of the type and degree of impacts that would be associated with Poseidon’s proposed dredging. Additionally, the EIR’s feasible least damaging environmental alternative – that is, ending the use of the intake in the lagoon and instead using an offshore intake – would result in substantially reduced impacts, would restore a more natural longshore sand transport system, and would substantially decrease the amount of sand influx into the lagoon. While it is clear that continued use of the intake will require some level of dredging, it is unclear at this time how much dredging will be needed and whether dredging would be done just to ensure the intake channel remains open or would also be done to protect or enhance other lagoon functions. Further, it is expected that the power plant owner, rather than Poseidon, would be responsible for dredging during the next several years while the existing power plant continues to use its once-through cooling system. To address these uncertainties, **Special Condition 12** clarifies that the Commission’s approval at this time does not authorize Poseidon to conduct any dredging and that future proposed dredging activities will require submittal of new coastal development permit applications for the Commission’s further review and approval.~~

### ***Analysis of Conformity to Coastal Act Section 30233(c)***

Coastal Act Section 30233(c) establishes that alterations to certain wetlands included in the report, *Acquisition Priorities for the Coastal Wetlands of California*, must be limited to “...very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego

---

<sup>60</sup> Jenkins, Dr. Scott, and Joseph Wasyl. *Comparative Analysis of Intake Flow Rate on Sand Influx Rates at Agua Hedionda Lagoon: Low-Flow vs No-Flow Alternatives*, September 28, 2007.

Bay...”. The report lists 19 of California’s most productive coastal wetlands, which include Agua Hedionda.

The proposed project would alter these wetlands in a manner not allowed by Section 30233(c). As stated in Section 30233(c), the allowable activities in Agua Hedionda are “very minor incidental public facilities, restorative measures, [and] nature study...”. The project’s proposed development activities – i.e., water removal and dredging – are not for a “very minor incidental public facility,” and are not restorative measures or nature study. Therefore, the project’s proposed use of these wetlands does not conform to this section of the Coastal Act.<sup>61</sup> The Commission further notes that Section 30233(c) does not allow other uses in exchange for offsetting mitigation; therefore, the mitigation Poseidon has offered for its entrainment impacts does not provide the needed conformity to this section.

However, because the proposed project would be considered a “coastal-dependent” industrial facility, the Commission may evaluate it under Coastal Act Section 30260, which allows such projects to be approved in some instances even when they are found to be inconsistent with other Coastal Act provisions. The analysis and findings related to Section 30260 are in Section 4.5.7 of these Findings.

### ***Additional evaluation of the proposed project’s dredging component***

Coastal Act Section 30233 also includes several other provisions that are applicable to projects involving fill or dredging. These include Section 30233(a), which imposes a three-part test to determine whether proposed dredging is for an acceptable use, whether there are feasible and less damaging alternatives, and if feasible mitigation measures are included to minimize adverse environmental effects. Additionally, Coastal Act Section 30233(b) requires dredging and spoils disposal be implemented in a manner that avoids significant disruption to habitat and water circulation. Further, Coastal Act Section 30233(c), in addition to the use limitations noted above, includes a provision that dredging maintain or enhance the functional capacity of wetlands or estuaries. However, with the Commission’s imposition of **Special Condition 12**

---

<sup>61</sup> Past Commission decisions have interpreted “minor” and “incidental” activities as those that are temporary in nature and for which no alternatives exist. For example, in a recent decision approving the placement of pilings within Agua Hedionda Lagoon to support an existing rail line (Consistency Certification #CC-52-05), the Commission found that determining whether to allow an “incidental” public use under Section 30233(c) should also consider whether there are feasible alternatives to the proposed wetland use. The Commission approved the project in part because there were no alternatives, because the project would not affect the functional capacity of the lagoon, and because it did not increase the capacity of the rail line.

In another example, the Court of Appeal recognized the Commission’s approach as a permissible interpretation of the Coastal Act and supported the Commission’s interpretation of “incidental” public service. In the case of *Bolsa Chica Land Trust et al., v. The Superior Court of San Diego County* (1999) 71 Cal.App.4<sup>th</sup> 493, 517, the court found that:

*... we accept Commission's interpretation of sections 30233 and 30240... In particular we note that under Commission's interpretation, incidental public services are limited to temporary disruptions and do not usually include permanent roadway expansions. Roadway expansions are permitted only when no other alternative exists and the expansion is necessary to maintain existing traffic capacity.*

As noted above, Poseidon’s proposed dredging would not be temporary, as it would occur every three or four years for 30 to 90 years. ~~Also as noted above, there are alternatives available to this proposed dredging.~~

requiring Poseidon to submit separate coastal development permit applications for any proposed future dredging, the current project does not include activities that would be subject to these provisions. Further, as noted above, there is substantial uncertainty about how much dredging Poseidon would be required to perform, where the dredging would occur, its effects and the mitigation needed to address those effects, and other questions. It is therefore appropriate to conduct the necessary review for Coastal Act conformity when these aspects of any needed dredging are better known. At that time, proposed dredging activities would be reviewed to determine their conformity to applicable Coastal Act provisions.

~~Coastal Act Section 30233 also includes provisions applicable to proposed dredging projects. As shown below, the project's proposed dredging does not conform to those provisions.~~

**~~Analysis of Conformity to Coastal Act Section 30233(a):~~** ~~Section 30233(a) imposes a three-part “test” for proposed dredging activities:~~

- ~~1) Is the activity an allowable use?: As noted above, the standard of review for whether this proposed project is an allowable use in Agua Hedionda is Section 30233(c). The Findings above show that the project is not an allowable use in Agua Hedionda; therefore, the project does not meet the first test of Section 30233(a).<sup>62</sup>~~
- ~~2) Are there no feasible, less environmentally damaging alternatives?: As described in Section 2.5.1 of these Findings, there are no feasible and less environmentally damaging alternatives to Poseidon's proposed use of a soon to be retired cooling water intake structure. These alternatives include constructing a subterranean intake system or an offshore intake, either of which would eliminate or reduce the need for dredging within Agua Hedionda. Use of either type of alternative intake structure would reduce the amount of net sediment transport into the lagoon, which would create a more balanced sediment transport system within Agua Hedionda and along the nearby ocean beaches. As noted in the State Lands Commission study cited above, use of these alternative structures would reduce the amount of dredging needed to allow the lagoon to stay open to the sea, to maintain its existing beneficial uses, and would do so with far fewer environmental impacts than those associated with either the power plant's recent current dredging regime or the dredging regime proposed by Poseidon. Therefore, the project as proposed would not meet the second of the three Section 30233(a) tests.~~
- ~~3) Have feasible mitigation measures been provided to minimize adverse environmental effects?: In addition to the feasible mitigation measures described above—that is, the use of a subterranean or offshore intake—there are a number of additional measures available that would minimize adverse environmental effects. The Commission's approvals of past dredging projects within Agua Hedionda have required measures such as extensive eelgrass monitoring and mitigation, monitoring and removal of *Caulerpa*, deposition of sand at specific locations to provide beach nourishment, and other similar measures. While Poseidon has stated it intends to take over from the power plant the responsibilities~~

---

<sup>62</sup> ~~While Coastal Act Section 30233(a) identifies a number of allowable uses for which dredging may be done—e.g., for coastal dependent industrial uses, for maintaining existing navigation channels, for incidental public services, etc.—for this proposed project, the standard of review to determine allowable uses is Section 30233(c), as described in these Findings.~~

~~for dredging the intake channel, it has not provided information about the extent to which it would take on those responsibilities or committed to the types of mitigation measures Cabrillo has included in its recent dredging projects. It has also not provided information about how it would implement these responsibilities—for example, the lagoon area subject to dredging is owned by Cabrillo and there is no lease arrangement between Cabrillo and Poseidon for its use or maintenance of that area. Additionally, as noted in Section 2.5.1 of these Findings, Poseidon’s expected entrainment impacts would vary greatly depending on the hydrodynamics of Agua Hedionda. While Poseidon’s submittals about various dredging scenarios describe some of the likely dredging amounts or dredging intervals, they do not describe the entrainment effects that would result from its intake channel being maintained at different capacities or configurations, any of which could increase (or decrease) the amount of estuarine water directed into or away from the intake. Therefore, the project as proposed would not include feasible mitigation measures to minimize adverse environmental impacts and does not meet the third of the three tests of Section 30233(a).~~

**Analysis of Conformity to Coastal Act Section 30233(b):** ~~Coastal Act Section 30233(b) requires that dredging and spoils disposal be done in a manner that avoids significant disruption to marine and wildlife habitats and to water circulation. It also provides that, when suitable, dredge spoils should be used for beach replenishment.~~

~~As noted above, the findings in the State Lands Commission’s EIR showed that use of the power plant’s intake structure created a significant disruption to marine and wildlife habitats and to water circulation. The power plant’s use of that intake has required it to dredge Agua Hedionda every one or two years, which has been disruptive to eelgrass beds and other habitats. Use of that structure has also required the continued presence of the two jetties at the mouth of the lagoon, which disrupt water circulation and the natural nearshore sand transport needed to maintain beaches in the area. Although Poseidon’s proposed use of the intake would likely require less dredging than the power plant has required, it would still disrupt habitat and natural circulation patterns, albeit on a slightly smaller scale. Additionally, Poseidon has available to it feasible alternatives that would substantially diminish dredging-related adverse impacts to the lagoon. Using a subsurface intake or moving the intake offshore would reduce the need to dredge the lagoon from about 100,000 cubic yards annually to about 20,000. Further, the smaller amount of dredging needed for either of these alternatives would be primarily at the mouth of Agua Hedionda rather than in eelgrass beds within the lagoon. These alternatives would also have the benefit of keeping more sand in the longshore transport system, which would reduce the need for, and avoid the impacts associated with, placing dredged spoils on local beaches.~~

~~Based on the above, the project as proposed would not be implemented in a manner that avoids significant disruption to marine and wildlife habitat and to water circulations, and it therefore would not conform to Coastal Act Section 30233(b).~~

**Analysis of conformity to Coastal Act Section 30233(c):** ~~In addition to its use limitations noted above, Section 30233(c) requires that dredging “in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary.” The dredging needed as part of the proposed project would allow Poseidon to withdraw at least 304 MGD of estuarine water from Agua Hedionda. This proposed water use does not “maintain or enhance” the lagoon’s productivity—instead, as described in Section 2.5.1 of these Findings, it eliminates the~~

~~equivalent of about 37 acres of productivity from this estuarine wetland system and represents a decrease in its habitat functions. The project therefore does not conform to this provision of Section 30233(c).~~

### ***Conclusion***

The proposed project would represent a use of the Agua Hedionda wetlands not permitted by this Coastal Act Section 30233(c); therefore, based on the studies cited and the information provided above, the Commission finds that the project as proposed does not conform to this Coastal Act provision. ~~Additionally, the proposed project does not conform to those provisions of Section 30233(a), (b), and (c) that apply to the proposed project's dredging activities.~~ However, because the proposed project would be considered a “coastal-dependent” industrial facility, the Commission may therefore evaluate it under Coastal Act Section 30260, which allows such projects to be approved in some instances even when they are found to be inconsistent with other Coastal Act provisions. The analysis and findings related to Section 30260 are in Section ~~2.5.6~~ 4.5.7 of these Findings.

### **24.5.3 Public Access**

Coastal Act Section 30210 states:

*In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

Coastal Act Section 30211 states:

*Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Coastal Act Section 30212(a) states:

*Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.*

Coastal Act Section 30212.5 states:

*Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.*

Coastal Act Section 30213 states, in relevant part:

*Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred...*

The proposed project would be built largely on a site already occupied by industrial uses and would not at that location affect public access to the shoreline. The project also includes constructing pipelines ~~that would be built~~ under roads within the coastal zone, although the pipeline construction would be similar to other road construction projects and its temporary impacts would likely not result in adverse effects on public access to the shoreline.

The project's proposed use of estuarine water from Agua Hedionda Lagoon, and its reliance of intake jetties and a discharge structure on State tidelands would affect public access by limiting accessibility to those areas. However, ~~As~~ noted previously in these Findings, no other feasible



alternatives exist that would allow cessation of use of these structures. Further, the project would require ongoing dredging within the lagoon and deposition of the dredged spoils, which will allow for beach nourishment along nearby beaches, ~~and~~ While these activities would ~~each~~ cause temporary disruptions to public access, they would have a long-term public benefit by adding sand to the beach. ~~The feasible alternatives identified previously would reduce the need for dredging and beach nourishment. If Poseidon were to use the available feasible alternatives for its intake and outfall, it would cause as of yet unknown effects~~ The alternatives determined by the Commission to be infeasible would cause impacts to public access during construction and possibly during operations.

To address the public access impacts of its project as proposed, Poseidon has offered to dedicate to the City the following sites to be used for public access:

- A site of about two acres, known as the Hubbs Site, on the north side of the lagoon's Outer Basin that would include a trail system and expansion of the existing fish hatchery and aquatic research uses;
- A site of about ~~3.5 to~~ 42.4 acres on the west shore of the lagoon's Outer Basin to be used as a fishing beach;
- A site of about ~~13~~ 10.2 acres of bluffs west of the power plant site and adjacent to the shoreline to be used for recreation and coastal access; and,
- A parking area covering about 0.3 acres at the south end of the power plant for public parking.

These sites total about ~~49~~ 15 acres, and are described in more detail in the City's precise development permit for the project, and Poseidon's coastal development permit application submittals. To ensure these sites are made available for public use, **Special Condition #11** requires that prior to starting operations of the desalination facility, that Poseidon ensure these parcels are dedicated for public access and recreation as described in the City's Precise Development Plan #PDP 00-02. These public access dedications provide adequate conformity to the Coastal Act's public access provisions.

## ***Conclusion***

Based on the above, the Commission finds that the project as ~~proposed~~ conditioned conforms to the Coastal Act's public access provisions.

#### **4.5.4 Scenic and Visual Resources**

Coastal Act Section 30251 states:

*The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

The proposed project would be built largely within the existing developed area of the Encina power plant. The desalination facility site is currently occupied by large oil tanks that are no longer in use and that have been proposed for demolition. The desalination facility would create less of a visual impact than the currently existing tanks.

Poseidon's project plans include a number of measures to minimize any adverse visual effects of the proposed facility. The facility would be a relatively low profile building of about 44,000 square feet and reaching about 35 feet above the existing grade. Its appearance would be similar to large warehouse. As part of the facility design, Poseidon has added both vegetative and architectural screening to ensure that exposes pipelines, tanks, and other industrial-type equipment are screened from public view.

To ensure the facility conforms to the Coastal Act's scenic and visual resource policies, **Special Conditions 13 and 14** require Poseidon to submit, prior to starting construction, a Screening Plan and a Lighting Plan showing the planned appearance of the facility. The plans must describe how Poseidon will screen the facility's industrial and mechanical equipment and how the facility and surrounding area will be lighted to provide the necessary level of safety and security while minimizing offsite glare and other adverse affects. Both plans must be submitted to the Executive Director for review and approval before construction can begin.

#### **Conclusion**

Based on the above, the Commission finds that the project, as conditioned, will conform to the Coastal Act's scenic and visual resource provisions.

## **2.5.4.5.5 Energy Use and Greenhouse Gas Emissions (Coastal Act Section 30253(4))**

Coastal Act Section 30253(4) states:

*New development shall: ... (4) Minimize energy consumption and vehicle miles traveled.*

Section 30253(4)'s requirement to minimize energy consumption reduces impacts to coastal resources caused by greenhouse gas emissions. Most of the electricity Poseidon would use would be produced by natural gas-fired power plants, with some produced by coal, hydroelectric, or renewable sources. According to methods developed by the California Climate Action Registry (CCAR), Poseidon's proposed electrical use would result in no less than 200,000,000 pounds of carbon dioxide emissions per year.<sup>63</sup> Poseidon has stated, however, that it believes its net emissions will be substantially lower, about 30,000,000 pounds per year. The difference between the Commission's conclusion and Poseidon's estimate is further described below.

**Note:** The anticipated emissions described herein likely represent the very low end of the range of actual greenhouse gas contributions Poseidon would generate. These analyses evaluate only those carbon emissions that would be generated by Poseidon's electrical use for pumping and desalinating water and transporting it to Maerle Reservoir. It does not include emissions that would result from project construction, manufacture of reverse osmosis membranes, dredging needed to maintain the intake channel, etc. ~~It also does not include emissions from the pumping needed to move part of Poseidon's produced water to the regional distribution system.~~ Also, it includes only carbon dioxide emissions, not emissions of other greenhouse gases generated by power plants. The analyses also credit Poseidon with emission reductions that may occur through its potential use of a high-efficiency energy recovery device that is still being tested and that Poseidon has not yet committed to use.

Emissions from this facility's electrical use would be ~~substantially~~ greater than those created by other water sources and would ~~represent a significant contribution~~ contribute to California's greenhouse gas emissions. They would also cause significant adverse effects to many coastal resources the Coastal Act is meant to protect. The global heating, sea level rise, and ocean acidification resulting from greenhouse gas emissions affects public access (Coastal Act Sections 30210-30214), recreation (Sections 30212.5, 30213, 30220-30222), marine resources (Sections 30230-30231), wetlands (Sections 30231, 30233), ESHA (Section 30240), agriculture (Sections 30241-30242), natural land forms (30251), and existing development (Sections 30235, 30253). As described below, Poseidon ~~has not~~ will demonstrated that its proposed project will conform to the Section 30253(4) requirement to minimize energy consumption to avoid or mitigate adverse effects to coastal resources caused by

---

<sup>63</sup> Protocols developed by the California Climate Action Registry estimate carbon dioxide emissions from California's electricity sources total 804.54 pounds per megawatt-hour. Poseidon's expected electrical use of about 250,000 megawatt-hours per year would therefore total just over 200,000,000 pounds of carbon dioxide. These calculations are described in more detail below.

For comparison, 200,000,000 pounds of carbon dioxide is about the same amount produced during 235 million vehicle miles traveled or is the amount of carbon stored each year in 75,000 acres of growing forest (see the U.S. EPA and U.S. Agency for International Development *Climate Technology Gateway* at [www.usctgateway.net](http://www.usctgateway.net)).

energy-related greenhouse gas emissions ~~and therefore fails to meet this Coastal Act provision through its conformity to Special Condition 10, as described below.~~

### ***Issue Background***

One of California's biggest overall energy uses, and one of its most intensive energy uses, is moving water around the state. With most of its water in the north and most of its population in the south, California has established conveyance systems to move water hundreds of miles and over hundreds of feet of elevation gain. Because water is relatively heavy, it requires significant amounts of electricity to transport – for example, the State Water Project uses up to about 5 billion kilowatt-hours each year to move millions of acre-feet of water from Northern to Southern California. Its average demand per acre-foot is about 3,200 kilowatt-hours, which is about the same as the annual residential use for each person in the U.S.

Compared to California's existing water supply systems, seawater desalination is an even more energy intensive source of water. Although desalination's energy needs have decreased significantly in the past several years, reverse osmosis facilities such as Poseidon's proposed project still require much more electricity than is needed for other water sources. For example, Poseidon's proposal is expected to require no less than about 4,400 kilowatt-hours per acre-foot, about 40% more than the State Water Project. ~~Further, in addition to the electricity needed to operate a seawater desalination facility, Poseidon's proposal would require additional electricity to move the desalinated water from sea level to higher elevations where it can be distributed to end users.~~

In many parts of the state, the electrical grid needed to provide water is under a great deal of strain. Southern California, in particular, will be challenged to meet its energy needs due to its need to reduce its reliance on aging power plants and to develop new energy sources, developing updated transmission infrastructure, and other similar difficulties.<sup>64</sup> Poseidon's proposal would rely on the local and regional electrical grid, which generates most of its electricity from fossil fuel-fired power plants. The proposed facility's electrical use would therefore result in substantial greenhouse gas emissions due to its use of this type of electricity.

**Background of Greenhouse Gas-related Issues and Impacts:** The Fourth Assessment Report of Working Group I of the Intergovernmental Panel on Climate Change (IPCC) (2007) represents the consensus of fifty top international scientists working in fields related to climate change. More than one hundred national governments, including the United States, have approved the report. The report concludes that the evidence of global climate system warming is unequivocal, as is now evident from observations of increases in global average air and ocean temperatures, widespread melting of snow and ice, and rising global mean sea level (IPCC, 2007). Further, the report concludes that "most of the observed increase in globally averaged temperatures since the mid-20th century is very likely [greater than 90% probable] due to the observed increase in anthropogenic greenhouse gas concentrations." The report cites numerous long-term changes in climate, including changes in Arctic air temperatures, decreases in the amount of Arctic sea ice, widespread changes in precipitation amounts, increase in ocean salinity, changes in wind patterns and increased incidences of extreme weather including droughts, heavy precipitation, heat waves and tropical storms.

---

<sup>64</sup> See, for example, the California Energy Commission's 2007 *Draft Integrated Energy Policy Report*.

Many studies consider a climate heating of more than 2 degrees Celsius above pre-industrial temperatures as representing “dangerous” level of climate disruptions. Based on six emissions scenarios ranging from “business as usual” to aggressive shifts to cleaner technologies, the best estimates of global average temperature increase are between 1.8 and 4.0 degrees Celsius by 2099. A more recent study has found that comparing actual “on the ground” data compiled during the last ten years shows that the model used to develop these scenarios has vastly underestimated the rate and degree of global warming effects. It suggests that limiting global heating to no more than 2 degrees Celsius will require measures that result in the equivalent of complete elimination of industrial emissions (see Weaver et. al. *Long term climate implications of 2050 emission reduction targets*, in Geophysical Research Letters, October 6, 2007).

These six emission scenarios also estimate that sea level will rise between 0.18 and 0.59 m. This amount of sea level rise does not include contributions from rapid melting of either the Greenland or Antarctic ice caps. (Bindschadler, 2006; Ekström et al., 2006; Joughin, 2006; Kerr, 2006). In addition, the ocean’s absorption of carbon dioxide leads to a reduction in ocean pH with concomitant consumption of dissolved carbonate ions, which adversely affects calcite-secreting marine organisms, marine water quality and the abundance and distribution of marine species (The Royal Society, 2005).

**Impacts to the California Coastal Zone:** In July 2006, the California Climate Change Center released a series of reports describing ongoing and future effects of global warming on the California environment (Baldocchi and Wong, 2006; Battles et al., 2006; Cavagnaro et al., 2006; Cayan et al., 2006a; Cayan et al., 2006b; Cayan et al., 2006c; Drechsler et al., 2006; Franco and Sanstad, 2006; Fried et al., 2006; Gutierrez et al., 2006; Joyce et al., 2006; Lenihan et al., 2006; Luers et al., 2006; Luers and Moser, 2006; Medellin et al., 2006; Miller and Schlegel, 2006; Moritz and Stephens, 2006; Vicuña, 2006; Vicuña et al., 2006; Westerling and Bryant, 2006). Drawing on three projected warming scenarios (low, medium, and high), the reports projected severe impacts by the end of the century in the areas of public health, water resources, agriculture, forests and landscapes, and sea level. Many of these effects will adversely impact resources of the coastal zone. The adverse effects include worsened air quality, changes in species distribution, significant reductions in plant and animal diversity, loss of various kinds of agriculture (such as fruit trees), expansion of invasive plant and animal species, increase in plant pathogens, increase in number and severity of wildfires, rising sea level, coastal flooding, and increased coastal erosion. In addition, absorption of carbon dioxide by the ocean is causing a reduction in ocean pH with concomitant consumption of dissolved carbonate ions, which is adversely impacting calcite-secreting marine organisms. The warming of ocean waters is also adversely affecting marine resources.

As identified in the 2006 Climate Change Center reports, air quality will be compromised by soot from wildfires, which the report predicts will increase. Coastal agriculture, already threatened by land development and habitat fragmentation, will be subject to further impacts from climate change. Impacts to coastal agricultural will include impacts to wine grapes, which will be subject to premature ripening and decreased fruit quality; adverse impacts to fruit and nut trees, many of which will no longer be able to produce once the number of “chill hours” per day drops below that necessary for proper ripening; and adverse impacts to milk production. Other threats to coastal agriculture identified by the Climate Change Center reports include the expansion of the ranges of agricultural weeds and an increase in plant pests and pathogens. Coastal forests and scrublands will be increasingly susceptible to wildfires due to longer and warmer periods of summer drying. This, together with the warmer climate itself, will lead to

shifts in vegetation type, probably resulting in the loss of coastal scrub as it is converted to grasslands. Inasmuch as suitable habitat exists, species requiring cooler climates can migrate northward or to higher elevations. Their ability to do this, however, will be limited by the speed with which they are able to disperse, the suitability and interconnectivity of available habitat, and their ability to compete with non-native invasive species which, by definition, are able to disperse and exploit habitat efficiently. All of these effects will lead to a decline in forest productivity, with a concomitant loss in habitat.

The most direct impacts of global warming focused on the coastal zone are sea level rise and its associated impacts, ocean warming, and ocean acidification:

- **Sea Level Rise:** According to tide gage data, global mean sea level has been rising at the rate of approximately 1.8 mm/yr for the past century (IPCC, 2001). Although no acceleration of this rate is apparent from the tide gage data (IPCC, 2001), satellite measurements starting in the early 1990s indicate an annual rate of approximately 2.8 mm/yr (Church and White, 2006). Sea level is clearly rising, and the rate of increase may in fact be accelerating. Since land can also change elevation due to either uplift or subsidence, global sea level change affects various coastal areas differently. Much of the California coast is rising; however the rate of uplift is, everywhere except northernmost California, lower than the rate of sea level rise. The *relative* historic rate of sea level rise (relative sea level rise is global sea level minus local land uplift or plus local land subsidence) has been calculated by Commission staff to range from a high of  $2.16 \pm 0.11$  mm/yr in San Diego to a low of  $0.92 \pm 0.17$  mm/yr in Los Angeles. Relative sea level is actually falling at Crescent City due to the high rates of tectonic uplift at that locality. (California Coastal Commission, 2001).

Even the 0.18 to 0.59 meter rise in sea level by 2100 predicted by the IPCC will have a large impact on the California coast. The effects of a much larger increase in sea level due to large contributions from the Greenland and/or Antarctic ice sheet would be truly catastrophic. The 2001 Coastal Commission report concluded:

*The most obvious consequence of a large rise in sea level will be changes in areas that are submerged. Lands that now are only wet at high tide could be wet most of the day. Structures that are built above the water, like docks and piers, will be closer to the water, or eventually submerged. A second consequence will be an increase in wave energy. Wave energy is a factor of wave height. Wave heights along the California coast are influenced greatly by bottom depths and for most locations along the coast, the heights of nearshore waves are “depth limited”. When the water depth increases, the wave height can be higher. Thus, higher waves impact the coast during high tide than during low tide. Wave energy increases with the square of the wave height. Thus, a 2-foot (0.6-meter) wave would have 4 times the energy of a 1-foot (0.3-meter) wave. Small changes in water level can cause significant changes in wave energy and the potential for shoreline damage from wave forces. A 1-foot to 3-foot (0.3 to 0.9 meter) rise in sea level, such as projected to occur over the next 100 years, would cause enormous changes in nearshore wave energy. The consequences of a 1-foot to 3-foot (0.3 to 0.9 meter) rise in sea level are far reaching. Along the California coast, the best analogy for sea level rise is thought to be El Niño, where a significant rise in sea level will be like El Niño on steroids. One of the factors that contributed to the amount of damage caused by the 1982/83 El Niño was that several storms coincided with high tide events and the elevated water levels (from*

*tides and low pressure system combined) brought waves further inland than would have occurred otherwise...*

*Beaches and Coastal Bluffs: Open coastal landforms like beaches and bluffs will be exposed to greater and more frequent wave attack. There will more potential for erosion and shoreline retreat. For gently sloping beaches, the general rule of thumb is that 50 to 100 feet of beach width will be lost from use for every foot of sea level rise... Some global circulation models predict significant increases in run-off from coastal watersheds in California (Wolock and McCabe, 1999) ...*

In general, erosion of the landward edge of a beach, dune, or coastal bluff creates additional beach area, and so even in a period of sea level rise such as the present, in which the seaward extent of the beach is reduced by flooding and erosion, new beach creation can result in a relatively constant beach width. However, when threats to existing development from erosion lead to the construction of shoreline protective devices that halt the landward migration of the back beach, continued flooding of the seaward beach results in a reduction in beach width. Thus, on beaches experiencing erosion due to rising sea level, the protection of threatened structures will result in the loss of beaches wherever property owners choose to harden the coast to prevent coastal erosion. This loss of beach has immense negative impacts, including loss of recreational value, tourism, marine mammal haul-out area, sandy beach habitat, and buffering capacity against future bluff erosion.

The 2001 Coastal Commission report goes on to indicate other potential impacts of sea level rise on the California coast:

*Wetland changes also will be affected by inland development. Historically, wetland areas migrated both upward and landward as they were inundated. If the inland area has a slope and soil composition that can support a wetland and is not already developed, then inland migration may be possible. If there is a steep bluff or some type of fixed development, such as a highway or bulkhead, inland of a wetland, inland migration will not be possible and the wetland area will diminish over time.*

*Another physical change to wetland in response to a rise in sea level is an increase in the tidal currents, with the potential for increased scour. Also, for estuarine systems there will be a shift in the location of the salt water-freshwater interface, and an inland movement of the zone of brackish water...*

*Ports, Harbors and Marine Facilities: Much of the infrastructure of a port or harbor will be affected by a change in sea level. So too will marine terminals and offshore structures. All of the horizontal elements, such as the decking of wharves and piers, will be exposed more frequently to uplift forces larger than those occurring now. Compared to current conditions, ships will ride higher at the dock and cargo-handling facilities will have less access to all parts of the ship. Loading and unloading may have to be scheduled for low tide periods to allow greatest access into the ship, or else mooring and cargo handling facilities will need to be elevated.*

*If breakwaters or jetties protect the harbor, these structures will become less efficient as water levels increase. The breakwaters and jetties will need to be enlarged and heightened to keep up with the rise in sea level, or the harbor will have to accept a higher level of overtopping and*

*storm surge, and a higher probability of storm damage. The increase in water level could also increase the tidal prism of the harbor, resulting in increased scour at the foundations of any structures in the harbor. So, it may also be necessary to reinforce the base of the breakwater or jetty to insure stability. Benefits that could occur from a rise in sea level would be the opportunity for harbors to accommodate deeper draught ships and a decrease in dredging to maintain necessary channel depths.*

*Seawalls and other engineered shoreline protection: [Seawall] foundations would be exposed to greater scour and the main structure would be exposed to greater and more frequent wave forces. As with breakwaters and jetties, these structures will need to be reinforced to withstand these greater forces, or a lower level of protection will have to be accepted for the backshore property.*

- **Ocean Warming:** In December 2006, the Commission held the first in a series of workshops on global warming. One of the well-recognized connections between the atmosphere and the ocean is heat exchange. Global warming of the atmosphere is expected to cause an increase in ocean warming as the ocean absorbs greater amounts of thermal energy from the atmosphere. At the workshop, Dr. James Barry (Associate Scientist, Monterey Bay Aquarium Research Institute) presented a summary of observed and predicted effects of ocean warming on California coastal ecosystems. Dr. Barry inventoried intertidal animals along the Monterey coast, and compared his results to a 1932 baseline inventory. He found that species that increased in abundance in southern California had increased markedly since the baseline study. Over the same time, there was a dramatic decline in species more associated with northern California. This demonstrates that the observed warming of the ocean over the past 60 years has resulted in a shift in the geographic ranges of species. With continued warming, species can be expected to continue to migrate northward as long as suitable habitat is available.

Some instances of remarkable biodiversity are due to the fortuitous combination of suitable ocean temperature and suitable geomorphic conditions. For example, one of the most diverse shallow water habitats in California is found in the rocky-bottom waters around the northern Channel Islands. This is a zone of mixing of species characteristic of a “southern California realm” and a “northern California realm.” The abundant rocky bottom habitat in the shallow waters ringing the islands provides a niche in which this diversity is expressed. If, because of global warming, the suitable temperature zone migrates northward, it will be moved off of the abundant rocky bottom habitat and the diversity and ocean productivity might decrease significantly.

Declines in ocean productivity due to habitat shifts are an indirect consequence of ocean warming. Ocean warming can cause a direct loss of primary productivity as well. Warming of the surface of the ocean results in increased ocean stratification, limiting the upwelling of deep, nutrient-rich waters that are responsible for California’s rich coastal productivity. Roemmich and McGowan (1995) report a 1.2 to 1.4 degree centigrade increase in ocean temperature between 1950 and 1994. This was accompanied by a 75% reduction in zooplankton biomass. Reductions in phytoplankton and zooplankton biomass have profound cascading effects throughout the food chain. Short term warming events, such as El Niño events, have resulted in abrupt decline in commercial fish species, marine mammals, and



birds (Laws, 1997; Nezlin et al., 2005). Similar effects might accompany global warming on a longer time scale, vastly affecting California's coastal resources.

Ocean warming could also create a disconnect between historic feeding and breeding grounds for many species. Welch and others (1998) reported on potential changes in sockeye salmon distribution due to future global warming. Sockeye salmon, which spend 2-3 years in waters of the northern Pacific, migrate northwards to areas of high productivity, such as the Bering Sea, in the summer. Productivity decreases with temperature increase, however, and as the Bering Sea warms, migration routes would have to be longer. Eventually, the metabolic cost of migrating further northwards to feeding grounds could make the migration infeasible. When summer feeding grounds are disconnected from winter breeding grounds, a population crash may be anticipated. A population crash in such species would not only impact commercial fishing in California, but would ripple up through the food chain, impacting protected coastal resources such as marine mammals and birds.

- **Ocean Acidification<sup>65</sup>:** Just as there is an exchange of thermal energy between the atmosphere and the oceans, there is an ongoing exchange of gases between the atmosphere and the ocean. Each year some 92 billion metric tonnes of CO<sub>2</sub> annually are directly absorbed by the ocean from the atmosphere. At the same time, approximately 90 billion metric tonnes are released back to the atmosphere (Schlesinger, 1997). The net increase in dissolved CO<sub>2</sub> in the ocean is a direct result of increases in the atmosphere related to changes humans are making to the carbon cycle—most notably fossil fuel burning and land use changes (deforestation, mostly in the tropics). The ocean is an enormous reservoir that can absorb a vast amount of CO<sub>2</sub>, although the rate of ocean mixing is too slow to prevent the current buildup in the atmosphere. Without this net absorption of CO<sub>2</sub> by the oceans, the atmospheric buildup—and global warming—would be far greater than it is now.

Over the past 200 years, the oceans have taken up approximately half of the industrial age CO<sub>2</sub> emissions, substantially reducing the net atmospheric concentrations of CO<sub>2</sub>. This effect does not come without a cost, however. When CO<sub>2</sub> is absorbed by the ocean, some of it combines with water to form carbonic acid (H<sub>2</sub>CO<sub>3</sub>). This results in only a modest decrease in ocean pH, however, because most of the carbonic acid recombines to form bicarbonate ions (HCO<sub>3</sub><sup>-</sup>). In the process, carbonate ions (CO<sub>3</sub><sup>-2</sup>) are consumed, with the net result being that absorption of CO<sub>2</sub> by the ocean consumes carbonate ions and reduces the pH of the ocean. The decrease in pH is minor because of the “buffering capacity” of these carbonate reactions, but appears to have decreased mean average surface water pH by 0.1 pH units over the past 200 years (Caldeira and Wickett, 2003). Because the pH scale is logarithmic, this decrease in ocean pH (commonly called “ocean acidification,” but more properly referred to as a decrease in alkalinity) means that hydrogen ion activity (which defines acidity) has increased by some 30% in this time frame (The Royal Society, 2005).

---

<sup>65</sup> Note: Along with the acidification that would result from the proposed project's energy use, Poseidon's discharge to ocean waters would cause additional local acidification, as its discharge is expected to have a pH of about 7.5, which is more acidic than seawater's average pH of around 8. The discharge would therefore represent an additional and cumulative adverse impact to coastal resources.

The effects of decreasing ocean alkalinity and carbonate ion concentration are twofold. First, many species are directly affected by the reduction in pH. In his presentation before the Commission in December 2006, Dr. Barry identified several physiologic stresses to which some species are susceptible. These stresses include respiratory stress (reduced pH limits oxygen binding and transport by respiratory proteins, such as hemoglobin, leading to reduced aerobic capacity), acidosis (disruption of acid/base balance which impairs function and requires energy to restore or maintain optimal pH balance), and metabolic depression (reduced pH associated with increased environmental CO<sub>2</sub> can cause some animals to enter a state of torpor or semi-hibernation). In addition to these physiologic effects, calcite-secreting organisms (including many phytoplankton, zooplankton, clams, snails, sea stars, sea urchins, crabs, shrimp, and many others) have more difficulty secreting their shells or tests under reduced carbonate ion concentrations. Deep-sea species will be particularly affected because increasing CO<sub>2</sub> levels in seawater decreases the saturation state of seawater with respect to calcium carbonate (CaCO<sub>3</sub>) and raises the saturation horizon closer to the surface. The CaCO<sub>3</sub> saturation horizon is a depth in the ocean above which CaCO<sub>3</sub> can form, but below which CaCO<sub>3</sub> dissolves. Increasing surface CO<sub>2</sub> levels could have serious consequences for organisms that make external CaCO<sub>3</sub> shells and plates (The Royal Society, 2005). The consequences of reduced calcification are not fully known, but are likely to include changes to plankton communities, higher metabolic costs for water-breathing species, resulting in lower growth, survival and reproduction, and higher metabolic costs for calcite secreting organisms. The effect on food webs is unclear, but it is very likely that these effects will result in a loss of biodiversity and complexity in California's coastal marine ecosystems.

### ***Analysis of Poseidon's Anticipated Greenhouse Gas Emissions and Poseidon's Response***

As noted above, Commission staff estimates that Poseidon's electricity use would generate no less than 200,000,000 pounds of carbon dioxide emissions each year, based on Poseidon's use of approximately 250,000 megawatt-hours per year from the San Diego Gas & Electric Company energy portfolio. In October 2007, Poseidon submitted several letters and memoranda to Commission staff describing the proposed facility's expected electricity use, some possible measures that would reduce its expected use, and measures that Poseidon may use to address its greenhouse gas emissions. These are described in more detail below.

Poseidon's most recent estimates show that it expects the project would use 4,833 kilowatt-hours to produce each acre-foot of potable water, but that this figure would be lowered to about 4,400 kilowatt-hours by implementing measures described below. This includes using the power plant's Unit 4 pumps to bring water into the intake channel, pumping that water into the proposed facility, pre-treating the water, producing desalinated water using reverse osmosis membranes, and pumping the water from the facility to the Maerke Reservoir in Carlsbad. At 4,833 kilowatt-hours per acre-foot, Poseidon's electrical use would total 270,648 megawatt-hours per year.<sup>66</sup> Poseidon's estimates also show that its expected continual electrical demand would be between 28.1 and 33.8 megawatts, with an average demand of about 30 megawatts. Using these figures, Poseidon's electrical use would range from 246,156 to 296,088 megawatt-hours per year, with an average annual use of

---

<sup>66</sup> 4,833 X 56,000 acre-feet per year / 1,000 kilowatts per megawatt = 270,648.

262,800 megawatt-hours.<sup>67</sup> ~~Along with this energy demand, Poseidon's project would require a pump station in Oceanside that would use about 0.5 megawatt, or approximately 4,380 megawatt hours per year.~~

Poseidon also described several measures that it may use to reduce its electrical use. Those measures include a high-efficiency energy recovery device that Poseidon is still testing, but which could reduce its electrical use by about 10%, to about 4400 megawatt-hours per acre-foot of production. Although Poseidon has not yet committed to using this device, the emissions analysis in these Findings credits Poseidon with the emission reductions that would occur due to its use. Using the 4400 megawatt-hour per acre-foot figure would result in Poseidon's electrical use being 246,400 megawatt-hours per year. ~~Along with the energy demand of the Oceanside pump station, Poseidon's electrical use would be no less than about, or approximately~~ 250,000 megawatt-hours per year, which is used as the basis for the analyses in these findings. This would result in carbon dioxide emissions of about 200,000,000 pounds per year.<sup>68</sup>

As noted above, the analyses in these Findings do not include several emission sources that could add significantly to Poseidon's total. The analyses do not include emissions resulting from project construction, and manufacture of materials used, ~~ongoing dredging requirements, and electricity needed to move water from Maerle Reservoir 350 feet higher into the regional water distribution system, even though they could add substantially to the project's greenhouse gas contributions.~~

Recent letters and memoranda from Poseidon (see October 21 and 22, 2007) provide a much lower estimate of its anticipated greenhouse gas emissions. Poseidon contends that its emission rate should be based on 546 pounds of carbon dioxide emissions per megawatt-hour, based on emissions expected from the energy sources in SDG&E's energy supply portfolio. This would result in about 84,000,000 pounds of carbon dioxide per year instead of 200,000,000 pounds. However, in comparing the SDG&E portfolio with the CCAR's average California portfolio, the SDG&E portfolio appears to result in an even higher emission figure than the California average.<sup>69</sup> For example, coal and natural

---

<sup>67</sup> At a steady rate of electrical use, 30 megawatts X 24 hours per day X 365 days per year = 262,800.

<sup>68</sup> Based on the CCAR average rate of 804.54 pounds per megawatt-hour of carbon dioxide emissions from California's electrical sources.

<sup>69</sup> Poseidon provided the following percentages of SDG&E's electricity sources, and the California averages are from the California Energy Commission's 2006 *Gross System Power Report*:

Resource Type:	SDG&E Percent:	State Percent:
Coal	18.0	15.7
Natural Gas	50.0	41.5
Large Hydro	10.0	19.0
Nuclear	15.0	12.9
Biomass	3.0	2.1
Geothermal	2.0	4.7
Small Hydro	<1	2.1
Solar	<1	0.2
Wind	3.0	1.8

gas, which have average emission rates much higher than 804.54 pounds per megawatt-hour,<sup>70</sup> make up a larger proportion of San Diego's portfolio than the state portfolio. Additionally, SDG&E testimony before the California Public Utilities Commission suggests its carbon dioxide emissions are in the range of 1100 pounds per megawatt-hour, based on an average of a range of natural gas technologies and heat rates.<sup>71</sup> Elsewhere, SDG&E's emissions are cited as 915 pounds per megawatt-hour for electricity it purchases.<sup>72</sup> It appears, therefore, that Poseidon's calculations are in error. The figure it uses is derived from SDG&E's 2005 self-reported Annual Entity Emissions report, which states that SDG&E expects emissions of 546 pounds per megawatt-hour from owned and purchased generation sources; however, that figure is not supported by other SDG&E sources or by other agencies, including the California Energy Commission and State Lands Commission, in their determinations related to emissions from different types of electricity sources. For example, the State Lands Commission in its October 30, 2007 hearing used 815 pounds per megawatt-hour as the basis of its review, with a "best-case" low emission rate of 690 pounds and a high rate of 1100 pounds.

In selecting an appropriate rate to use for these analyses, Commission staff used the standard figure from the Climate Action Registry, which is the lowest of these credible emission rates, to establish Poseidon's 200 million pound contribution to greenhouse gas emissions.<sup>73</sup> Based on the above, the Commission believes the basis of Commission staff's calculations are an appropriate, if not a low, estimate of carbon dioxide emissions resulting from Poseidon's proposed electricity use.

In its October 21, 2007 memorandum and in its presentation to the Commission, Poseidon presented its proposal to offset or reduce the proposed project's energy use and greenhouse gas production so that the facility's operations would be net carbon neutral. ~~In the letter~~, Poseidon states that it will develop a Climate Action Plan that may include the following, which are described in more detail below:

- Installing a state-of-the-art high efficiency energy recovery system, including improved energy efficiency for the proposed project, evaluating the proposed project through a LEED-type process, and implementing as many of the LEED Checklist items as feasible ("LEED" is the "Leadership in Energy and Environmental Design" program).
- Acquiring Renewable Energy Credits (RECs) or purchasing carbon offset projects.
- Restoring and preserving coastal wetlands for carbon sequestration.

As noted previously, Poseidon initially estimated that its facility ~~will~~ would require 4,833 kilowatt-hours of electricity to produce each acre-foot of potable water (kWh/AF) and transport that water to the Carlsbad reservoir. This figure would otherwise be somewhat higher – about 5,990 kWh/AF –

---

<sup>70</sup> Natural gas emissions range from about 800-1200 lbs/megawatt-hour, and coal emissions are more than 2000 lbs/megawatt-hour.

<sup>71</sup> See page 12 of the *Prepared Rebuttal Testimony of San Diego Gas & Electric Company – J. Strack*, in the CPUC's Application No. 06-08-010 for the Sunrise Powerlink Transmission project, June 25, 2007.

<sup>72</sup> See Powers, Bill, *Assessment of Energy Intensity and CO2 Emissions Associated with Water Supply Options for San Diego County*, October 12, 2007.

<sup>73</sup> Using the next higher credible estimate (1100 pounds per megawatt-hour) would result in Poseidon's emissions being closer to 300,000,000 pounds per year.

however, Poseidon plans to use an energy recovery turbine to reduce electricity demand by about 1,103 kWh/AF. Poseidon is also exploring the use of a relatively new energy recovery device known as a pressure exchanger, which it expects could reduce electrical use by an additional 10%. This would result in electrical usage of about 4,400 kWh/AF and would reduce Poseidon's expected carbon dioxide emissions to somewhat greater than 200 million pounds per year. It would clearly be to Poseidon's advantage to use any cost-effective energy efficiency devices available to reduce its operating costs, and although Poseidon has not yet committed to use this device, the emission estimates in these Findings already credit Poseidon with the emission reductions that would result from its use.

Poseidon is also exploring a number of other energy efficiency measures, including installing variable speed pumps, installing high efficiency lighting and motors throughout the facility, and using low-friction piping material and installing larger diameter piping where possible. It is proposing to implement as many LEED items as feasible, including providing bicycle storage, using water efficient landscaping, providing recycling capability, using low-emission adhesives and sealants, etc. It is also considering installing a rooftop solar energy system. The Commission supports Poseidon's proposed use of the LEED guidelines, as implementing LEED-related measures would likely provide numerous benefits; however, those guidelines would not result in lower emissions from Poseidon's anticipated electrical use. Further, Poseidon has not yet committed to these measures.

Poseidon also states that it could further reduce its energy use by operating at 80% capacity during the eight hours per day of peak electricity demand and then operate at 108% of its average capacity during the remaining hours each day.<sup>74</sup> This proposed operating scenario, however, would not necessarily reduce energy use or emissions; it would instead shift energy use from one time of day to another. This would be beneficial in that it would lower Poseidon's electricity costs and reduce demand on the electricity grid during those peak hours, but Poseidon would still produce about the same amount of water each day requiring the same amount of electricity for each acre-foot.

Poseidon further contends it should be credited with emission reductions because its project would result in less water being transported to the San Diego region from the State Water Project. Although the State Water Project emits fewer emissions per acre-foot than Poseidon's project would, applying a credit for this foregone use would lower Poseidon's overall greenhouse gas contributions by about 40% (i.e., the difference between Poseidon's 4400 kilowatt-hour per acre-foot energy use and the State Water Project's 3200 kilowatt-hour per acre-foot). For several reasons, however, the Commission finds this "crediting" approach is not warranted. First, Poseidon's proposed project does not ensure a decrease in imported water supplies to the San Diego Region.<sup>75</sup> Other factors may contribute to such a decrease – e.g., supply cutbacks imposed by court order, a shift in water prices, etc. – but Poseidon's project itself does not include measures that would implement such a decrease, such as retiring distant water rights or assigning water rights to instream uses. Poseidon acknowledges that the State Water

---

<sup>74</sup> An annual daily average of 50 MGD equals 2,083,333 million gallons per hour. Operating at 80% capacity for eight hours would produce about 16.6 million gallons, and operating at 108% capacity for sixteen hours would produce about 33.3 million gallons, for an overall total of about 49.9 MGD. Since the energy required to produce each acre-foot is about 4400 kilowatt-hours, the overall energy difference between continual production of 50 MGD (153.4 AF) and variable production of 49.9 MGD (153.1 AF) would be minimal.

<sup>75</sup> We note that the San Diego County Water Authority continues to seek out additional imported water sources that would be used regardless of Poseidon's project.

Project would continue to pump available water to Southern California users, but then argues that it should still be credited for what would then be a non-existent reduction in emissions. Additionally, because Poseidon's water would be more expensive than imported sources, available imported water would likely remain the water of choice for most users, and so Poseidon's project would not likely affect the cost preference for imported water (e.g., the San Diego County Water Authority has contracted with the Imperial Irrigation District for up to 200,000 acre-feet per year – about 175 MGD – at less than \$300 per acre-foot). Further, much of the water imported to San Diego comes from the Colorado River, which requires about a third less electricity than water imported from the State Water Project (approximately 2,000 kilowatt-hours per acre-foot versus 3,100 kilowatt-hours per acre-foot), so even if "crediting" was appropriate, it would be at a much lower level than Poseidon proposes.

Poseidon further contends that its project should be seen as part of a proposed regional water supply portfolio that would result in an overall reduction of electrical use and greenhouse gas emissions from the area's water use. Poseidon states that the planned shift in the San Diego region's water portfolio – using less imported water, gaining water through conservation, recycling, and canal lining projects, using seawater desalination, etc. – will result in an overall 19% reduction in the energy use per acre-foot now used for the region's water supply. While such a shift would likely reduce overall electrical use and emissions, those measures are not a part of Poseidon's proposal and those components of the proposed future portfolio would not reduce Poseidon's 200 million pounds of carbon dioxide emissions.

In sum, the electrical demand of Poseidon's proposed project would contribute no less than 200 million pounds of carbon dioxide annually. ~~The project is meant in part to respond to the threat of drought and dwindling water supplies brought about in part by global warming; however, its significant and unmitigated emissions would exacerbate the very problem it is supposed to address. Its emission levels would not be further reduced through the measures described above.~~ However, Poseidon states that it will develop a plan that may include three additional types of "offsets":<sup>76</sup>

- Acquiring Renewable Energy Credits (RECs)
- Purchasing carbon offset projects
- Restoring and preserving coastal wetlands for carbon sequestration
- Providing \$1 million worth of trees for reforestation in the San Diego area.

Poseidon states that it would consider purchasing RECs, which are credits bought and sold in an open market and used to fund renewable energy sources. For example, a renewable energy provider can be credited with one REC for every megawatt it produces, and can sell its RECs to make up some of the difference between the generally higher-cost energy produced from the renewable source and the generally lower-cost energy produced by a conventional fossil fuel source.<sup>77</sup> Carbon offsets are

---

<sup>76</sup> ~~We note that Poseidon has not proposed at least one additional option that would substantially minimize its greenhouse gas emissions—that of using renewable energy to directly supply its electrical needs. This approach has been determined feasible for at least two large desalination facilities in Sydney and Perth, Australia. The facility in Sydney would produce 33 million gallons per day and the Perth facility would initially produce 37 million gallons per day with a planned expansion to 66 million gallons per day, all from wind power.~~

<sup>77</sup> Recent REC prices have ranged from about \$5 to \$90 per megawatt-hour, with an average cost in 2006 of about \$20 (see U.S. Department of Energy, Energy Efficiency and Renewable Energy website at: <http://www.eere.energy.gov/greenpower/markets/certificates.shtml?page=1>). Based on the average 2006 cost, offsetting

similar, in that they can be purchased through various market systems – non-profit or for-profit organizations, formal trading systems, etc. – and used for projects that reduce atmospheric carbon, such as energy conservation projects, methane capture, reforestation, etc. One method of offsetting carbon emissions involves sequestering carbon in growing plants, either through reforestation, or as Poseidon describes, through restoring and preserving coastal wetlands.<sup>78</sup> As part of its proposal, Poseidon has committed to purchase one million dollars worth of native and non-invasive trees to be planted in areas of San Diego County that were burned during the October 2007 wildfires. However, Poseidon has not provided further details about the type or amount of emission credits it would purchase or what kinds of emission reduction projects it would undertake. An additional concern is that there are only limited methods currently available for offsetting emissions, and it may be necessary to commit those offsetting measures to existing and critically needed facilities rather than a proposed and highly energy-intensive use such as this desalination facility. Further, rather than use offsets, Poseidon would be better able to conform to the Coastal Act Section 30253(4) requirement by including with its proposed project an energy conservation plan that commits to specific measures it will take to minimize energy use and its associated greenhouse gas emissions. A plan focusing on onsite and offsite energy conservation measures that result in an annual 200 million pound decrease in carbon dioxide emissions would be most closely related to Section 30253(4)'s mandate to minimize energy use. If those measures are inadequate, the plan could then provide offsets for the remaining emissions.

To ensure Poseidon's proposal will avoid and offset the adverse coastal resource impacts noted above and will conform to Coastal Act Section 30253(4), **Special Condition 10** requires Poseidon, prior to issuance of its coastal development permit, to submit to the Commission for review and approval a revised Energy Minimization and Greenhouse Gas Reduction Plan. That Plan is to be developed in conjunction with Coastal Commission staff and staff of other interested agencies and is to describe the procedures and mitigation measures that will be implemented to determine the amount of carbon dioxide emitted due to Poseidon's electrical use and to ensure that that project operations are "net carbon neutral". These may include measures described above and others, such as confirmed use of renewable energy sources like solar or wind power that would reduce the project's carbon footprint.

## ***Conclusion***

~~Therefore, even with the analyses above based on what is likely the very low end of the range of Poseidon's expected greenhouse gas emissions,<sup>79</sup> the Commission cannot find that Poseidon has mitigated the effects of those emissions on coastal resources, or that the project is consistent with the requirement of Section 30253 that it minimize energy consumption. The proposed project is meant in part to respond to the threat of drought and dwindling water supplies, but without adequate minimization or compensatory mitigation measures, the proposed project's emissions would worsen the very problems it sets out to resolve. Poseidon has failed to establish that the project will avoid, minimize, or mitigate adverse impacts to a wide range of coastal resources, including public access,~~

---

Poseidon's anticipated use of 250,000 megawatt-hours per year would require it to purchase \$5 million worth of RECs, equal to about \$90 for each acre-foot of water it produced.

<sup>78</sup> To provide a comparison, the U.S. EPA and U.S. Agency for International Development Climate Technology website calculates that sequestering 200,000,000 pounds of annual carbon emissions each year requires about 75,000 acres of growing forest (see [www.usctcgateway.net](http://www.usctcgateway.net)).

~~recreation, marine resources, wetlands, ESHA, agriculture, natural land forms, and existing development associated with its as of yet non-minimized energy consumption.~~

**Special Condition 10** requires Poseidon to submit to the Commission for review and approval a Revised Energy Minimization and Greenhouse Gas Reduction Plan that addresses comments submitted by the staffs of the Commission, State Lands Commission and the Air Resources Board prior to issuance of the permit. The Commission finds that imposition of **Special Condition 10** will mitigate the effects of the project’s emissions on coastal resources and that, as mitigated, the project is consistent with the requirement of Section 30253. The proposed project is meant in part to respond to the threat of drought and dwindling water supplies, and with adequate minimization and compensatory mitigation measures, the project will help achieve those goals. Poseidon’s revised plan shall establish that the project will avoid, minimize, or mitigate adverse impacts to a wide range of coastal resources, including public access, recreation, marine resources, wetlands, ESHA, agriculture, natural land forms, and existing development associated with its minimized and mitigated energy consumption. Based on the above, the Commission finds that the project, as conditioned, will conform to Coastal Act provisions related to minimizing energy use and mitigating the adverse effects on coastal resources from greenhouse gas emissions.

~~However, because the proposed project would be considered a “coastal dependent” industrial facility<sup>79</sup>, the Commission may therefore evaluate it under Coastal Act Section 30260, which allows such projects to be approved in some instances even when they are found to be inconsistent with other Coastal Act provisions. The analysis and findings related to Section 30260 are in Section 2.5.6 of this report, below.~~

---

<sup>79</sup> ~~This proposed seawater desalination facility has been determined to be “coastal dependent” pursuant to Coastal Act Section 30101, which defines a coastal dependent development or use as that which “requires a site on or adjacent to the sea to be able to function at all.”~~



## **2.5.54.5.6 Development and Public Services (Coastal Act Sections 30250 and 30254)**

Coastal Act Section 30250(a) states:

*New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.*

Coastal Act Section 30254 states:

*New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.*

Coastal Act Section 30250(a) generally requires that new industrial development, such as the proposed project, be sited in developed areas able to accommodate it or in areas with adequate public services and where it will not result in significant adverse effects to coastal resources. The facility would be located on an existing industrial site in an area with public services provided. Coastal Act Section 30254 requires in part that development not preclude public works facilities able to accommodate only limited new development from providing essential public services. Taken together, these policies are meant to ensure, in part, that new development not outpace the ability of communities to provide necessary public services and that development be supportive of other coastal resources.

The proposed project would ~~not~~ conform to Sections 30250(a) and 30254 because its ~~would result in~~ significant adverse effects to coastal resources will be mitigated as described in other sections of these Findings. These effects include the project's adverse entrainment and impingement impacts, its "take" of marine life, its discharge-related effects to coastal water quality, and the effects of its greenhouse gas emissions on coastal resources-, all of which will be addressed through mitigation plans that further Commission review and approval will ensure conformity to applicable Coastal Act policies. Regarding growth implications, the Commission

finds that while the project itself does not include information needed to determine the expected rate or location of growth associated with its water production, the project will not induce growth since Poseidon will be selling its produced water to various public water districts. In this instance, it is the use of that water by those districts that will determine growth, which will be subject to the applicable current and future growth plans, allowable levels of build-out, and conservation plans adopted by those districts or by the local jurisdictions they serve.

## ***Conclusion***

Based on the above, the Commission finds that the project as proposed and conditioned ~~does not conform to Coastal Act Sections 30250 and 30254. However, because the proposed project would be considered a “coastal dependent” industrial facility,<sup>80</sup> the Commission may therefore evaluate it under Coastal Act Section 30260, which allows such projects to be approved in some instances even when they are found to be inconsistent with other Coastal Act provisions. The analysis and findings related to Section 30260 are in Section 2.5.6 of this report, below.~~

---

<sup>80</sup> ~~This proposed seawater desalination facility has been determined to be “coastal dependent” pursuant to Coastal Act Section 30101, which defines a coastal dependent development or use as that which “requires a site on or adjacent to the sea to be able to function at all.”~~

## **2.5.64.5.7 Coastal-Dependent “Override” (Coastal Act Section 30260)**

Coastal Act Section 30101 states:

*"Coastal-dependent development or use" means any development or use which requires a site on, or adjacent to, the sea to be able to function at all.*

Coastal Act Section 30260 states:

*Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.*

Coastal Act Section 30260 provides for special consideration of coastal-dependent industrial facilities that may otherwise be found inconsistent with the Coastal Act’s Chapter 3 policies. Such coastal-dependent proposals must first be evaluated for consistency to all other applicable policies and standards contained in Chapter 3. If a proposal is found to be inconsistent with any Chapter 3 policy, Section 30260 provides that it may be approved, notwithstanding its inconsistencies with those other policies, but only upon application of a three-part test – (1) that alternative locations are infeasible or more environmentally damaging; (2) that adverse environmental effects are mitigated to the maximum extent feasible; and (3) that to do otherwise (i.e., to deny the project) would adversely affect the public welfare.

Poseidon’s proposed seawater desalination facility would be a coastal-dependent industrial facility, as it would need to be sited on or adjacent to the sea in order to function at all. Additionally, as determined previously in these findings, the Commission has found that the proposed project would not conform to the allowable use criteria of Coastal Act policies related to marine biological resources and water quality (Sections 30230 and 30231), dredging in coastal waters (Section 30233(c)), development and public services (Sections 30250 and 30254), and Energy Use (Section 30253(4)). Because the proposal would be a coastal-dependent industrial facility, the Commission may apply Section 30260 to “override” those inconsistencies and nonetheless approve the project if the three tests of Section 30260 can be met. ~~However, many of the same project characteristics that prevent it from conforming to those other Chapter 3 policies prevent it from meeting the three tests of this policy. Therefore, in applying Section 30260, the Commission finds that the project meets none of the three tests and must be denied.~~ Each of the three tests is applied below.

### ***Test 1 – Alternative Locations are Infeasible or More Environmentally Damaging***

Under Section 30260, the project can be approved if the Commission finds there are no alternative locations that would lessen the project's environmental impacts caused by the project's nonconformity to the use prohibitions of Section 30233(c). Previously in Section 4.5.1 of these Findings, the Commission found that there are no feasible alternative locations that would significantly reduce impacts of the proposed intake and the outfall. ~~There are at least two feasible and less environmentally damaging alternatives locations for Poseidon's seawater intake—placing it subsurface or offshore. Similarly, Poseidon has alternative locations available to it that may not require it to use the existing outfall, which discharges to the nearshore and beach environment and is located across a public beach, interfering with public access to the shoreline. Those options include using a zero-discharge system and a nearby existing or planned sewer line for all or part of its discharge.~~

Based on the analysis provided previously in these Findings, the Commission thus finds that there are no feasible and less environmentally damaging alternative locations available for the project's seawater intake and discharge components and that the proposed project does not meet the first test of Section 30260.

### ***Test 2 – Adverse environmental effects are minimized to the maximum extent feasible***

Section 30260's second test requires that a proposed project include maximum feasible mitigation measures to address ~~project impacts~~ its nonconformity to Section 30233(c). Poseidon's proposal ~~does not meet~~ this test of Section 30260 ~~for many of the same reasons it does not meet the requirements of other Chapter 3 provisions~~ through imposition of **Special Conditions 8 and 10**. Section 2.5.1 of these Findings shows that the proposed project would not conform to the Coastal Act's marine life protection provisions in part because the project does not include all feasible mitigation measures, including the feasible and less environmentally damaging alternatives noted above that would avoid, minimize, or compensate for the impacts caused by Poseidon's proposed estuarine intake system. Poseidon's proposed compensatory mitigation plan also falls far short of meeting this standard. Section 2.5.2 of these Findings shows that the project would not conform to the Coastal Act policies protecting coastal waters and wetlands in part because of these same insufficient mitigation measures. As described in Section 2.5.5, the project would not conform to Coastal Act Section 30253(4) because it provides no mitigation for its expected annual emissions of 200 million pounds of carbon dioxide that would adversely affect numerous coastal resources. That condition, requiring Poseidon to mitigate to the maximum extent feasible its impacts to marine life, would mitigate the impacts resulting from Poseidon's nonconformity to Coastal Act Section 30233(c), which requires that activities "maintain or enhance the functional capacity" of wetlands and estuaries.

~~For all of the Coastal Act provisions above, there are feasible mitigation measures that would eliminate or reduce adverse environmental effects; however, Poseidon has not included them with the project and has not shown them to be infeasible. For the project to meet this test of Section 30260, substantial additional mitigation would be required. For example, regarding the adverse effects to marine life, habitat, and coastal waters, mitigation to the maximum extent feasible would~~

~~require Poseidon to use a subsurface or offshore intake. Even if Poseidon was able to use the existing intake, it would have to provide compensatory mitigation that fully addressed the expected impacts, included standard mitigation plan components such as performance standards, monitoring protocols, contingency plans, and provided certainty that the mitigation would be carried out. Regarding its greenhouse gas emissions, Poseidon would have to provide evidence of proven reductions and offsets of its expected annual 200 million pound contribution.~~

Based on the above and on the previous Findings herein, the Commission finds that the proposed project ~~does not~~ as conditioned mitigates its impacts to the maximum extent feasible and that it ~~does not~~ meets the second test of Section 30260.

### ***Test 3 – To not permit the development would adversely affect public welfare***

Section 30260's final test provides that coastal-dependent industrial development may be permitted if to do otherwise would adversely affect the public welfare. This test requires more than a finding that, on balance, a project as proposed is in the interest of the public. It requires that the Commission find that there would be a detriment to the public welfare were the Commission to deny the project. The Commission recognizes that it is clearly in the interest of the San Diego region to develop local and reliable water sources and that seawater desalination ~~may be~~ is a part of this portfolio. ~~However, the Commission believes that the public welfare benefits of the proposed project are outweighed by the failure of the project to conform to Coastal Act requirements and thus, that the Commission's denial of the project would not, on balance, adversely affect the public welfare. The Commission believes that this, or another desalination facility, could serve as part of the San Diego region's water supply portfolio and meet relevant Coastal Act requirements.<sup>81</sup> For example, as described in the Findings above, there are alternative locations for the intake that would greatly reduce the facility's adverse marine resource effects—i.e., subsurface or offshore locations. Further, the Commission believes that the public benefits of the project are outweighed by the project's failure to mitigate to the maximum extent feasible its entrainment effects, as well as the effects of its discharge to coastal waters, the effects of its greenhouse gas emissions on coastal resources, and the other mitigation needs identified previously.~~

~~For these reasons and the additional reasons below, the Commission finds that approval~~ denial of the proposed project is not in the public interest.

#### **Additional public welfare concerns:**

- **Effects of environmental impacts on public welfare:** As shown previously, use of the intake ~~would cause further impairment to~~ is not an allowable use of Agua Hedionda Lagoon ~~and would not conform to Section 30233(c). But for this proposed project, use of the intake by the power plant is expected to diminish and then completely end over the next few years. Its use thus far has caused more than fifty years of entrainment, sedimentation, loss of wetland production, loss of eelgrass, removal of sand from the nearshore transport system, and other significant adverse~~

---

<sup>81</sup> For example, the Commission recently found several desalination projects conformed to Coastal Act requirements and approved a facility in San Diego using a subsurface intake, and two subsurface intake pilot studies in Long Beach and Dana Point.

~~environmental effects. Poseidon’s proposed use of the intake would result in these impacts continuing for up to ninety more years.~~

~~A number of publicly funded initiatives are working to reverse these adverse effects and restore the lagoon’s water quality and habitat values. Local governments are subject to NPDES permit requirements and are using state funds to develop and implement a watershed plan to improve conditions in Agua Hedionda. Allowing Poseidon to use the existing estuarine intake would result in continued removal of much of the lagoon’s productivity and would run counter to the effect these initiatives are intended to have on improving the lagoon. However, through imposition of **Special Conditions 8 and 10**, the Commission finds that the project as mitigated will address the need to improve marine life productivity and will therefore be consistent with the goals of Section 30233(c) to maintain and enhance productivity. The lagoon also provides many beneficial uses to the public that, as shown in Section 2.5.2 of these Findings, could continue without reliance on continued intake operations and with much less dredging than has been required. It is therefore not in the public interest to approve a project whose effects would run counter to the extensive public efforts focused on improving this waterbody this project will support through continued and increased opportunities for public access, ongoing use for marine life science and research, and others.~~

- ~~**Loss of site for power plant expansion:** Pursuant to Coastal Act Section 30413(b), the Coastal Commission and the Energy Commission identified the location of the proposed project as a site appropriate for power plant expansion. The report required pursuant to this Coastal Act provision provides an initial analysis of potential power plant expansion opportunities along the coast to help ensure there are adequate sites available to serve California’s energy needs. The report identifies this parcel as one of only 19 sites along the coast and one of only four in San Diego County available for power plant expansion.<sup>82</sup>~~

~~Use of this site for a desalination facility could reduce the site’s value as a designated location for coastal power plant expansion. The San Diego region has identified the need for additional electricity generation as well as additional water sources, and alternatives available for water supply are not nearly as limited as the locations available for electrical production. Use of this site for a non-power plant use may limit future energy development needed in the region. Although the current power plant owner is planning to shut the existing plant and build a new plant on part of the designated expansion area, the new plant would provide less electricity than the existing plant—558 megawatts versus the existing 965 megawatts—and the San Diego region continues to seek out new energy sources. This site may be needed for additional power generation.~~

---

<sup>82</sup> Coastal Act Section 30413(b) requires the Commission to designate areas along the coast where presence of a power plants would prevent conformity to Coastal Act requirements, and to identify areas where expansion of existing power plants would be suitable. It further requires the Commission to present these designations to the Energy Commission for use in its siting decisions. Pursuant to this Coastal Act requirement, the Commission has designated 19 sites at existing coastal power plants as suitable for expansion. See California Coastal Commission, Designation of Coastal Zone Areas Where Construction of an Electric Power Plant Would Prevent Achievement of the Objectives of the California Coastal Act of 1976, December 1985, and Energy Commission, Opportunities To Expand Coastal Power Plants In California, June 1980.

- **Public welfare as applied to public or private water supplies:** As noted in the Commission’s 2004 report, Seawater Desalination and the California Coastal Act:

*A fundamental Coastal Act principle is that many coastal resources are imbued with a public interest and value that must be vigorously protected for the benefit of current and future generations. Unlike many coastal resources that are privately owned, ocean water, and the uses and values it embodies, constitute a public trust resource held in common for public use and enjoyment. This principle is codified in numerous federal and state laws and regulations, including the Coastal Act... Notwithstanding the public nature of coastal ocean waters, use of such waters and of living and non-living resources in and under them have historically been allowed for non-public purposes.*

*Ocean water serves a number of beneficial uses and vital environmental, social, and economic functions. It is part of the shared public “commons”, it serves as habitat for a multitude of species, it is a source of food and livelihood for society, and it is used to support transportation, commerce, recreation, and other important societal uses. For the most part, these uses are non-consumptive and sustainable, in that using ocean water for one of these purposes does not necessarily impair its ability to be used for others.*

Privatization of water supplies, in and of itself, may not cause effects on coastal resources different than those caused by a public agency. Most differences would be due to how each type of entity implements its water use. Both public and private projects may include particular characteristics that change how they affect resources and how they meet the public interest. Further, California has recognized there is a role for private water purveyors and for providers of other basic utilities such as gas and electricity. The state has a system to regulate public and private utilities to ensure that public interests are being met.

Private entities can clearly bring benefits to public agencies. One of the benefits stated by the public agencies involved with Poseidon’s proposed project is that Poseidon is willing to provide the initial capital investment and obtain the approvals needed to build and operate the facility, which can represent a significant savings to public agencies. However, this benefit comes with risks and costs, as noted by the Commission in previous decisions.

The Commission in the past has both approved and denied proposed private desalination facilities. For example, it approved a privately-owned facility on Catalina Island in part because there were no feasible alternatives for the proposal. In 1994, the Commission denied construction of a private desalination facility (A-3-SNC-94-008-E2, Sterling Center in the City of Sand City) based in part that it would result in fragmentation of public works facilities. In 1995, the Commission’s Findings for an adopted LCP amendment to the Santa Barbara Coastal Program stated: “Private desalination facilities also raise the basic policy question of the effect of allowing the proliferation of privately owned and operated water supply facilities on the ability to comprehensively plan for the provision of essential public services”. Those Findings go on to express concerns about the abilities of private owners to operate and be accountable for desalination operations, to mitigate associated impacts, to maintain the facility in a manner necessary for public health and environmental safety, and other issues. The Findings also state

that proliferation of private desalination facilities could fragment public utility services.<sup>83</sup> They conclude by stating that proliferation of such facilities where consolidation is feasible is inconsistent with the Coastal Act. In 1997, the Commission found in its consideration of a LUP update in San Luis Obispo County that a proposed desalination facility would be inconsistent with Coastal Act policies because it would provide for continued urban development that could not be supported by existing water supplies.

The recent history of privatizing water services has identified some of these risks and has resulted in some key questions about such proposals: Will there be adequate public oversight and monitoring, and transparency in decision-making and financial issues?; What measures will ensure that ecosystem values are protected?; How will privatization affect initiatives related to water-use efficiency and conservation?; and, What happens if it doesn't work?<sup>84</sup>

~~For this particular project, answers to these questions raise more concerns than they address. For example, r~~Regarding transparency in decision-making and financial issues, both the State Desalination Task Force and the California Resources Agency have recognized that private desalination proponents should disclose the same information as that disclosed by public entities.<sup>85</sup> Public water districts are required by law to publish financial statements that disclose the basis of a district's revenues, costs, cash flow, and other basic economic data that describe the financial health of the district. These statements are public documents and serve to inform the public about the basis for a district's rates, the need for additional funding for various projects, etc. Many districts provide this information on their websites, along with meeting agendas, meeting minutes, information about health and safety-related characteristics of their water supplies, and other information useful to the public to find out about its water and about the important decisions to be made about its water supply.

Poseidon, as a private entity, is not required to disclose nearly that amount of information, and it has not disclosed requested information relevant to determining its expected costs for providing water or its ongoing capability to provide a reliable source of water. Although various public entities reviewing the proposed project have requested this information, Poseidon has not provided it for public review. As noted previously in these Findings, Poseidon provided only a minimal and inadequate response to Commission staff's request for some of this information, thus limiting the ability to fully evaluate the proposed project. As recently as October 2007, one of the water agencies that agreed to purchase water from Poseidon asked for Poseidon's financial

---

<sup>83</sup> Poseidon's proposed project has already affected the ability of the regional public water agency to provide public services. At about the time Poseidon had proposed its facility, the San Diego County Water Authority proposed a similar desalination facility at the same site as Poseidon proposal; however, after several months of attempted collaboration, the Authority was unable to reach agreement with Poseidon and ended its attempt to construct a publicly-owned facility. Absent Poseidon's proposal, or possibly with Poseidon's cooperation, the site may have served as a publicly-owned facility.

<sup>84</sup> See the Pacific Institute's report, *The New Economy of Water: The Risks and Benefits of Globalization and Privatization of Fresh Water*, February 2002.

<sup>85</sup> See State Desalination Task Force recommendations and March 15, 2004 letter from Resources Secretary Mike Chrisman to Coastal Commission.



information but was refused.<sup>86</sup> Further, as described previously in these Findings, much of the information Poseidon has provided does not appear to accurately account for project costs.

Poseidon's non-disclosure raises significant concerns about the known and potential burdens this proposed project would create for public agencies and ratepayers. Its non-disclosure also goes against the guidance provided by the numerous public agencies and water-focused interest groups that were a part of the State's Desalination Task Force. As shown earlier in these Findings, those cost estimates Poseidon has made available show that its expectation of providing water at or below the cost of imported water is not likely to be met any time in the near future. Unless there is a drastic and unexpected increase in the cost of imported water or a similarly drastic decrease in the cost of seawater desalination, public agencies wishing to buy Poseidon's water will need to pay more than anticipated and may likely need to raise their rates significantly.

~~Along with the direct effects of higher water costs, public entities that might initially become reliant on water from Poseidon would bear the burden if Poseidon were to experience financial difficulties. In a recent news article (November 11, 2007, in the North County Times), Poseidon stated that it will operate at a loss until the cost of imported water exceeds that of its desalinated water, which it now believes will cost up to \$1050 per acre-foot. Given the cost trends and concerns identified previously in Section 2.2 of these Findings, it is not apparent that the cost of imported water and desalinated water will converge any time soon. It may need to sell its facility or raise its rates, either to make its reasonably expected profit or to avoid bankruptcy. If local agencies were unable to afford either the water costs or the costs of the facility, or if its ratepayers were unwilling to pay the necessary rate increases, the water may go to a higher bidder, perhaps at some distance from the area, while the burden of supporting the facility and its environmental impacts would remain locally. This scenario is practically built into the proposed project, since Poseidon's water purchase agreements both allow for a third party purchase and are based on an unrealistically low expectation of the price for the water. As noted previously, this scenario could lead to fragmentation of essential public services, loss of local decision-making ability about how to use that water, and other losses that are not in the public interest. However, as noted previously in Section 4.2 of these Findings, Poseidon's contracts with the City of Carlsbad provide that the City could assume operation or ownership of the facility if necessary, and Poseidon is required to post securities to ensure site remediation or removal of the facility, if warranted. Additionally, Poseidon's water purchase agreements with the various public water districts primarily obligate the purchasers to buy up to a certain amount of water at a specified price. Decisions about use and distribution of that water will remain the purview of these public water districts.~~

~~Further, this particular project would not provide the set of public benefits provided by a local public supply. While the project would produce water locally, in many important aspects, it does not include the characteristics required of a fully local and reliable supply of water. Along with having water produced locally, a local supply needs to have decisions about that supply made locally. With public water districts and some private water purveyors (e.g., a regulated private utility), decisions and disputes about how to price and distribute water and about what to do with the available amount of water are made at the local level by elected board members and voters~~

---

<sup>86</sup> See October 12, 2007 minutes of the Olivenhain Municipal Water District.

~~based on local values and concerns. Those same participants in the decision-making process ensure that accountability for the decisions resides at the local level. For Poseidon, those decisions must be with primary consideration given to the interests of its non-local owners or shareholders, which may not coincide with local interests. In many important ways, this proposal is not actually a local water project, since the ultimate say about these decisions would not lie with local elected officials or local ratepayers. In that way, this proposal is little different than the distant water sources the area now relies on, and it does not address the stated project objective of, or the public interest in, developing a local water supply.~~

~~Poseidon could likely address many of these concerns by entering in to a public-private partnership that includes the elements necessary to provide these public benefits. For example, public benefits would be enhanced with a partnership in which Poseidon's decision-making, its financial capabilities, its rate setting, and other similar elements were part of the public process.~~

Overall, however, the Commission recognizes the importance and the urgency in providing a reliable water supply in the San Diego region during a time of declining availability of imported water and a time of significant fiscal constraints on public water agencies. Even with regional initiatives to emphasize water conservation and to reuse existing supplies, the population and economy of the San Diego area is heavily reliant on maintaining and creating an adequate water supplies such as the supply created by this facility. Further, this facility's initial development and construction costs, which are expected to exceed \$300 million, will be borne directly by a willing private entity rather than by the water districts that have agreed to purchase the water produced at the facility. Even with the expected purchase prices at over \$1400 per acre-foot, the districts' ratepayers will benefit from this water supply at a lower cost than had the districts needed to pay directly for the facility's development and construction. Further, as noted above, the San Diego County Water Authority withdrew its proposal to construct a desalination facility at this site, leaving Poseidon as the only entity willing to undertake construction and operation. The Commission therefore finds in this case that it is in the public interest to allow private development of a portion of the region's water supply.

- **The combination of this facility and Other alternatives provide for the public welfare:** The Commission also believes that in combination with a well-designed desalination facility that conforms to Coastal Act provisions, other water sources are available to provide a local and reliable water supply. These other sources, including conservation, recycling, and others, are feasible, less environmentally damaging, and are already being done to some degree in the San Diego area and elsewhere.

Regarding conservation, it is considered the least expensive and often the least environmentally damaging type of local water supply. Water users and providers in the San Diego region have already implemented a number of effective conservation measures to increase the local water supply and have recognized it as a necessary part of the regional water portfolio. For example, the San Diego County Water Authority's May 2007 draft *Blueprint for Water Conservation* states that conservation is the cheapest form of new water supplies and shows that it expects conservation to go from providing about seven percent of the region's supply (about 51,000 acre-feet per year) to about twelve percent (100,000 acre-feet per year) by 2030. As noted previously in these Findings, the Blueprint also shows that seawater desalination is expected to provide about ten percent (89,000 acre-feet per year) of the regional supply by 2030. Similarly, in March 2002, the San Diego County Board of Supervisors adopted Policy No. A-106, which emphasizes

the need for water conservation as a significant part of the County's water portfolio. ~~That same policy identifies seawater desalination as an unacceptable option for near term uses due to its high cost.~~

The region could develop even more new water through conservation, similar to other coastal areas in California with limited local water supplies but with ongoing growth. For example, in Long Beach, conservation is expected to provide 15 percent of the water supply by 2015, and in the Monterey County area, conservation accounts for about twenty percent of the supply. Applying those percentages to San Diego's total expected water use in 2030 would result in conservation supplies of about 125,000 to 160,000 acre-feet per year.

Although many of the region's water districts have developed effective conservation programs, there are still a substantial number of conservation measures and initiatives that could provide significant amounts of water. For example, many of the agencies that have agreed to purchase water from Poseidon are members of the California Urban Water Conservation Council, which has developed a menu of cost-effective Best Management Practices (BMPs) to reduce urban water use. These member agencies are implementing some, but not all, of the Council's fourteen adopted BMPs, suggesting that there is an as-of-yet untapped source of conservation water available. Other sources include recycling and even indirect potable reuse. Carlsbad recently reported that it is using less than half the recycled water it has available to it, which suggests it has an underused local and reliable option.<sup>87</sup> We note, too, for example, that the same treatment system Poseidon proposes for its facility is used in indirect potable reuse applications. The Commission expects that the use of these and other conservation measures will continue and will increase, with or without the proposed project.

Even with these conservation measures in place and with other conservation measures still available, the Commission finds that it is in the public interest for this desalination facility to provide water that augments these other sources. The region expects further restrictions in the amount of water being imported to the area. If the restrictions are as severe as expected – i.e., reductions of up to about 30% -- it will need to rely on conservation, desalination, and other means to make up the water deficit. This facility is therefore a necessary part of the region's water portfolio.

- **Public benefits resulting from increased shoreline access opportunities:** In addition to the above public welfare benefits, the project will result in increased access to the shoreline of both Agua Hedionda lagoon and the Pacific Ocean. As part of its project, Poseidon has offered to dedicate for public use four sites totalling about 16.5 acres on or near the shore of both the lagoon and the ocean. One of the Coastal Act's primary goals is to maximize public access and recreational opportunities along the coast<sup>88</sup>, and the project's public access aspects support that goal.

---

<sup>87</sup> See Carlsbad's 2007 *State of Effectiveness Report*.

<sup>88</sup> See, for example, Coastal Act Section 30001.5, which states in relevant part: "The Legislature further finds and declares that the basic goals of the state for the coastal zone are to... (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of property owners."

Based on the above, the Commission finds that the proposed project ~~does not~~ meets the final test of Section 30260.

### ***Conclusion***

~~Although the Commission recognizes that the San Diego region is clearly in need of reliable and local water sources, the project as proposed does not conform to Coastal Act provisions. There are better alternative intake and outfall locations available that would provide a local water supply from seawater and there are feasible mitigation measures available that would allow a better designed and sited facility to significantly reduce environmental impacts from the levels described herein. Because there are feasible alternative locations that would be less environmentally damaging, because denial of the proposed project would not adversely affect the public welfare, and because the proposal is not mitigated to the maximum extent feasible to reduce its adverse environmental effects, the Commission denies Poseidon's coastal development permit application #E 06-013.~~  
Although this coastal-dependent industrial facility does not conform to the use prohibitions of Coastal Act Section 30233(c), the Commission has determined through applying the three tests above that the project conforms to the "override" provisions provided for such projects by Coastal Act Section 30260. The Commission therefore finds that by meeting the requirements of these three tests and with imposition of the Special Conditions described previously in these Findings, the project conformst to applicable Coastal Act policies.

### **35.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT**

On June 13, 2006, the City of Carlsbad certified an Environmental Impact Report for the proposed project. In addition, Section 13096 of the Commission's administrative regulations requires Commission approval of CDP applications to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Public Resources Code Section 21080.5(d)(2)(A) prohibits approval of a proposed development if there are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant impacts that the activity may have on the environment. ~~The previous Findings have established that there are such alternatives and mitigation measures that have not been incorporated into the project. Therefore, this proposed project does conform to the above-cited CEQA standard and thus must be denied.~~<sup>89</sup>

~~Since the City of Carlsbad certified the EIR, and after Commission staff filed Poseidon's CDP application as complete, the project changed.<sup>90</sup> Rather than co-locating the desalination facility with an operating power plant and using water already used by the power plant for cooling, the proposed project would now operate as a stand-alone facility most of the time. Additional information, as described below, is needed to fully identify the project's impacts and whether its significant adverse effects are mitigated as required by CEQA:~~

- ~~● Change in power plant operations: The EIR assumed that the desalination facility would use water after it had been used in the power plant's once-through cooling water system. The power plant owner recently announced that it would shut down the existing plant and is seeking approval from the California Energy Commission to build a new plant on the site that would not use seawater for cooling. While the EIR described part of this changed circumstance—i.e., it evaluated an increase in the desalination facility's entrainment impacts—it did not evaluate whether this change to the project would result in a different set of feasible alternatives for the proposed desalination intake system, whether it offered an opportunity to reduce entrainment and dredging-related impacts in Agua Hedionda, and whether it would allow removal or alteration of the power plant's discharge structure across a state beach and state tidelands. This additional information is necessary for the Coastal Commission to fully evaluate project alternatives.~~
- ~~● Mitigation of marine life effects: Poseidon proposes to mitigate for its entrainment effects, but its current mitigation proposal is conceptual only and lacks the information needed for~~

---

<sup>89</sup> Pursuant to P.R.C. 21080(b)(5), a denial of a proposed project is statutorily exempt from the CEQA.

<sup>90</sup> Relevant timeline: On June 13, 2006, the City certified the project EIR. That certified EIR described as "speculative" the possibility that the power plant would shut down, though it included information about the increased entrainment impacts that would occur if the desalination facility operated when the power plant was not operating. On August 28, 2006, Poseidon submitted its coastal development permit application and between that date and November 9, 2007, Poseidon submitted a number of additional documents regarding entrainment, mitigation, dredging, sedimentation, alternatives, and other issues that were not part of the CEQA review. On July 25, 2007, Coastal Commission staff determined that Poseidon's CDP application was complete. On September 14, 2007, Cabrillo Power II LLC filed with the California Energy Commission its application for a new power plant that would not use seawater.

~~the Commission to determine that the project's entrainment effects will be fully mitigated. Additionally, the conceptual proposal does not provide information about how it would address marine life effects caused by the desalination discharge.~~

- ~~Greenhouse gases: Poseidon proposes to mitigate for the greenhouse gas emissions its facility would cause, but its current mitigation proposal is conceptual only and lacks the information needed for the Commission to determine the effects of these emissions on coastal resources will be fully mitigated.~~
- ~~Growth implications: At the time the City published its EIR, and when Commission staff filed Poseidon's coastal development permit application as complete, it was unclear as to where much of Poseidon's water would go. Since then, Poseidon has announced contracts with purchasers for over 100% of its expected water production. The Commission does not yet have the information needed to evaluate the growth that would result from the now-known service areas that Poseidon would supply.~~
- ~~CEQA "piecemealing": The purpose of Poseidon's proposed project is to provide 50 MGD of water for local and regional distribution. For the water planned to be transported to the regional distribution system, the project would rely on a pump station and pipeline that have not yet gone through CEQA analysis and have not been approved, funded, or constructed. The pump station and pipeline are in areas where additional information is needed to determine impacts related to sensitive habitat areas, growth inducement, greenhouse gas emissions, and other impacts that may be determined significant.~~

~~This information is needed for the Commission to identify the project's effects and determine whether its significant impacts will be mitigated. In addition, as discussed in previous sections of these Findings, the Commission has found that there are feasible and less environmentally damaging alternatives to Poseidon's proposed use of the power plant intake to draw in seawater. For these reasons, the Commission finds that the proposed project cannot be found consistent with the requirements of CEQA.~~

As discussed above, the proposed project is consistent with the policies of the Coastal Act. Pursuant to the review conducted by the City of Carlsbad, the project includes all available and feasible measures to avoid or minimize significant adverse environmental impacts. There are no feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse impact that the activity would have on the environment. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with the requirements of CEQA.

## **APPENDIX A: SUBSTANTIAL FILE DOCUMENTS E-06-013**

Bay, Steven, and Darrin Greenstein. *Toxic effects of elevated salinity and desalination waste brine*, Southern California Coastal Water Research Project, 1994.

Cabrillo Power I LLC. *Proposal for Information Collection Clean Water Act Section 316(b) Encina Power Station*, April 1, 2006.

California Coastal Commission. *Approved coastal development permits and mitigation plans for San Onofre Nuclear Generating Station (SONGS), including CDP #6-81-330A (1974) and #06-04-88 (2005)*.

California Coastal Commission. *Seawater Desalination and the California Coastal Act*, March 2004.

California Department of Water Resources. *California Water Plan Update*, 2005.

California Energy Commission. *Issues and Environmental Impacts Associated with Once-Through Cooling at California's Coastal Power Plants*, June 2005.

California Public Utilities Commission. *San Diego Gas and Electric Company's Divestiture of Electric Generating Assets – Environmental Review* (No. 97-12-039).

California Public Utilities Commission. *Initial Study for San Diego Gas & Electric Company's Application No. 97-12-039*, October 13, 1998.

California State Desalination Task Force. *Draft Desalination Task Force Report*, September 2003.

California State Lands Commission staff report for Poseidon Resources Channelside LLC State Lands Lease Application, October 30, 2007.

California State Lands Commission and U.S. Army Corps of Engineers. *Draft Environmental Impact Report / Environmental Assessment – Agua Hedionda Northern Inlet Jetty Restoration*, January 2005.

California State Water Resources Control Board. *California Ocean Plan*, 2005.

*Carlsbad Watershed Management Plan*, 2002.

City of Carlsbad. *Certified Land Use Plan*, adopted August 27, 1982.

City of Carlsbad. *Final Environmental Impact Report for Precise Development Plan and Desalination Plant, EIR 03-05 – SCH #2004041081*.

City of Carlsbad. *Master Water Plan Update*, March 2003.

Clean Air, Cool Planet. A Consumer's Guide to Retail Carbon Offset Providers, December 2006.

Coast Law Group. June 4, 2007 letter to California State Water Resources Control Board re: Seawater Desalination Intakes and Once-Through Cooling Regulations.

Coast Law Group. Issue papers on Coastal Dependent Use Exceptions (Coastal Act Section 30260), Failure to Adequately Consider and Minimize Energy Use, Failure to Adequately Consider Discharge-Related Impacts, Failure to Adequately Consider Intake Alternatives, Lagoon Sedimentation Impacts, and Marine Life Mortality From Entrainment, provided November 13, 2007.

Collector Wells International, Inc. Collector Wells for Filtered Seawater, n.d.; and Filtered Seawater Supply for Desalination, 2001.

Cooley, Heather, Dr. Peter Gleick, and Gary Wolff. *Desalination, With a Grain of Salt*, Pacific Institute, June 2006.

Dale, Larry, Camilla Dunham Whitehead, and Andre Fargeix. *Electricity Price and Southern California's Water Supply Options*, in *Resources, Conservation and Recycling*, Volume 42, Issue 4, November 2004.

Del Bene, J.V., Gerhard Jirka, and John Largier. *Ocean brine disposal*, in *Desalination*, Volume 97, 1994.

Dickie, Phil. *Desalination: Option or Distraction for a Thirsty World*, World Wildlife Fund, June 2007.

Gleick, Dr. Peter H., Heather Cooley, and David Groves. *California Water 2030: An Efficient Future*, Pacific Institute, September 2005

Hunt, Henry. Filtered Seawater Supplies – Naturally, in Desalination and Water Reuse, Volume 6, No. 2.

Imam, Dr. Abdelghani, Samir Dweiri, Diego Fernandez & Dr. Paul Kent. *Annex III: Desalination Costs*, for the United States Agency for International Development, March 2007

Latham & Watkins. Letter to State Lands Commission Re: CEQA Issues Raised for Poseidon Project By Coastal Commission Staff, October 31, 2007.

Lilien, Ben. *Public Versus Private Ownership of Seawater Desalination Facilities*, Stanford Environmental Law Clinic, June 2005.

McRae, Timothy. *Coastal Desalination, "Coastal-Dependency" and the California Coast: How today's desalination proposals could affect tomorrow's coastline*, publ. In prep. 2007.

Metropolitan Water District of Orange County. *Dana Point Ocean Desalination Project*, April 2007.



Miri, Rachid, and Abdelwahab Chouikhi. *Ecotoxicological marine impacts from seawater desalination plants*, in *Desalination* 182, 2005.

National Marine Fisheries Service and U.S. Fish and Wildlife Service. *Recovery Plan for U.S. Pacific Populations of the East Pacific Green Turtle (Chelonia mydas)*, 1998.

Peters, Thomas, Domenec Pinto, and Esteve Pinto. *Improved seawater intake and pre-treatment system based on Neodren technology*, in *Desalination* #203, 2007.

Planning and Conservation League. *Investment Strategy for California Water*, 2004.

Poseidon Resources Corporation. Application for Coastal Development Permit, August 28, 2006, including (but not limited to) attachments:

- Final Environmental Impact Report
- Verification of All Other Permits or Approvals Applied for by Public Agencies
- City of Carlsbad Resolution No. 2006-156 - EIR 03-05
- City of Carlsbad Resolution No. 420 - RP 05-12
- City of Carlsbad Ordinance No. NS-805 - SP 144 (H)
- City of Carlsbad Ordinance No. NS-806 - PDP 00-02
- Planning Commission Resolution No. 6093 - SUP 05-04
- Planning Commission Resolution No. 6092 - CDP 04-41
- Planning Commission Resolution No. 6090 - DA 05-01 / Development Agreement, Finding of Fact
- CEQA Mitigation Monitoring and Reporting Program for the FEIR
- Planning Commission Resolution No. 6094 - HMPP 05-08
- Planning Commission Resolution No. 6088 - PDP 00-02
- Planning Commission Resolution No. 6091 - RP 05-12
- Planning Commission Resolution No. 6089 - SP 144 (H)

Poseidon Resources Corporation. Response to California Coastal Commission's September 28, 2006 Request for Additional Information, November 30, 2006, including (but not limited to) attachments:

- San Diego Regional Water Quality Control Board, Order No. R9-2006-0065 ("NPDES Permit")
- Poseidon Resources Corporation. Response to California Coastal Commission's December 28, 2006 Request for Additional Information (including attachments), January 19, 2006.
- Poseidon Resources Corporation. Transmittal of Analysis of Alternative Subsurface Seawater Intake Structures, Proposed Desalination Plant, Carlsbad, CA, Wiedlin & Associates (January 30, 2007), sent February 2, 2007.
- Poseidon Resources Corporation. Response to California Coastal Commission's February 20, 2007 Request for Additional Information (including attachments), June 1, 2007.
- Poseidon Resources Corporation. Appeal of California Coastal Commission's July 3, 2007 Notice of Incomplete, July 6, 2007.

- Poseidon Resources Corporation. Response to California Coastal Commission's July 3, 2007 Request for Additional Information (including attachments), July 16, 2007.
- Poseidon Resources Corporation. Additional Analysis of Submerged Seabed Intake Gallery (including attachments), October 8, 2007.
- Poseidon Resources Corporation. Analysis of Offshore Intakes, October 8, 2007, including attachments:
  - Scott A. Jenkins, Ph.D. and Joseph Wasyl. Comparative Analysis of Intake Flow Rate on Sand Influx Rates at Agua Hedionda Lagoon: Low-Flow vs No-Flow Alternatives, September 28, 2007.
  - J.B. Graham, S. Le Page and D. Mayer. Issues Related to the Use of the Agua Hedionda Inlet Jetty Extension EIR to Recommend An Alternative Seawater Intake for the Carlsbad Desalination Project, October 8, 2007.
- Poseidon Resources Corporation. Coastal Habitat Restoration and Enhancement Plan (including attachments), October 9, 2007.
- Poseidon Resources Corporation. Updated Response to Coastal Commission's September 28, 2006 Request for Additional Information, Section 13, CDP Energy Use, GHG Production & Mitigation, October 9, 2007.
- Poseidon Resources Corporation. Transmittal of Intake Cost Estimates, October 17, 2007.
- Poseidon Resources Corporation. Climate Action Registry CO2 Conversion Calculation, October 18, 2007.
- Poseidon Resources Corporation. Updated Response to Coastal Commission's September 28, 2006 Request for Additional Information, Section 13, CDP Energy Use, GHG Production & Mitigation, October 21, 2007.
- Poseidon Resources Corporation. Transmittal of GHG Emission Baseline Protocol, October 22, 2007.
- Poseidon Resources Corporation. Transmittal of SDG&E GHG CCAR Report 2005, October 22, 2007.
- Poseidon Resources Corporation. Carlsbad Desalination Project Briefing Package, CDP Application No. E-06-013, November 2007.
- Poseidon Resources Corporation. Transmittal of Garibaldi Study and Coastal Development Permit for Southern California Edison and San Dieguito River Valley Joint Powers Authority's San Dieguito Wetland Restoration Plan, November 7, 2007.
- Poseidon Resources Corporation. Letter to Chairman Kruer and Honorable Commissioners Attaching Draft Proposed Conditions of Approval, November 7, 2007.
- Poseidon Resources Corporation. Letter to State Lands Commission Executive Director Re: Desalination Project's Impact on Imported Water Use, November 8, 2007, including the following attachments:
  - Carlsbad Municipal Water District. Letter to State Lands Commission Executive Director Re: Desalination Project's Impact on Imported Water Use (including attachments), November 7, 2007.
  - Valley Center Municipal Water District. Letter to State Lands Commission Executive Director Re: Desalination Project's Impact on Imported Water Use (including attachments), November 6, 2007.
  - Rincon del Diablo Municipal Water District. Letter to State Lands Commission Executive Director Re: Desalination Project's Impact on Imported Water Use (including attachments), November 6, 2007.

- Rainbow Municipal Water District. Letter to State Lands Commission Executive Director Re: Desalination Project's Impact on Imported Water Use (including attachments), November 6, 2007.
- Sweetwater Authority. Letter to State Lands Commission Executive Director Re: Desalination Project's Impact on Imported Water Use (including attachments), November 6, 2007.
- Vallecitos Water District. Letter to State Lands Commission Executive Director Re: Desalination Project's Impact on Imported Water Use (including attachments), November 6, 2007.
- Santa Fe Irrigation District. Letter to State Lands Commission Executive Director Re: Desalination Project's Impact on Imported Water Use (including attachments), November 7, 2007.
- Olivenhain Municipal Water District. Letter to State Lands Commission Executive Director Re: Desalination Project's Impact on Imported Water Use (including attachments), November 6, 2007.
- Poseidon Resources Corporation. Letter to T. Luster Transmitting State Lands Commission Hearing Presentation, November 8, 2007.

Powers, Bill, P.E. *Assessment of Energy Intensity and CO2 Emissions Associated with Water Supply Options for San Diego County*, October 12, 2007.

San Diego County Water Authority. *2006-2007 Annual Report*.

San Diego County Water Authority. *Draft Integrated Regional Water Management Plan*.

San Luis Rey Municipal Water District. *Final Programmatic Environmental Impact Report – Master Water Plan*, August 2007.

Soil/Water/Air Protection Enterprise, LLC. *Desalination White Paper: Reverse Osmosis Product Water Quality Issues and Present Regulatory Status*, prepared for Environment Now, August 24, 2006.

Southern California Edison. San Onofre Nuclear Generating Station (SONGS) Mitigation Documents, including *San Dieguito Lagoon Final Restoration Plan*, 2005, and as referenced at <http://www.sce.com/PowerandEnvironment/PowerGeneration/MarineMitigation/Background.htm>.

Steinbeck, John, John Hedgepeth, Peter Raimondi, Gregor Cailliet, and David Mayer. *Assessing Power Plant Cooling Water Intake System Entrainment Impacts*, prepared for the California Energy Commission, October 2007.

U.S. EPA. *Water Quality Standards Handbook* (Publication EPA-823-B-94-005), August 1994 as revised June 2007.

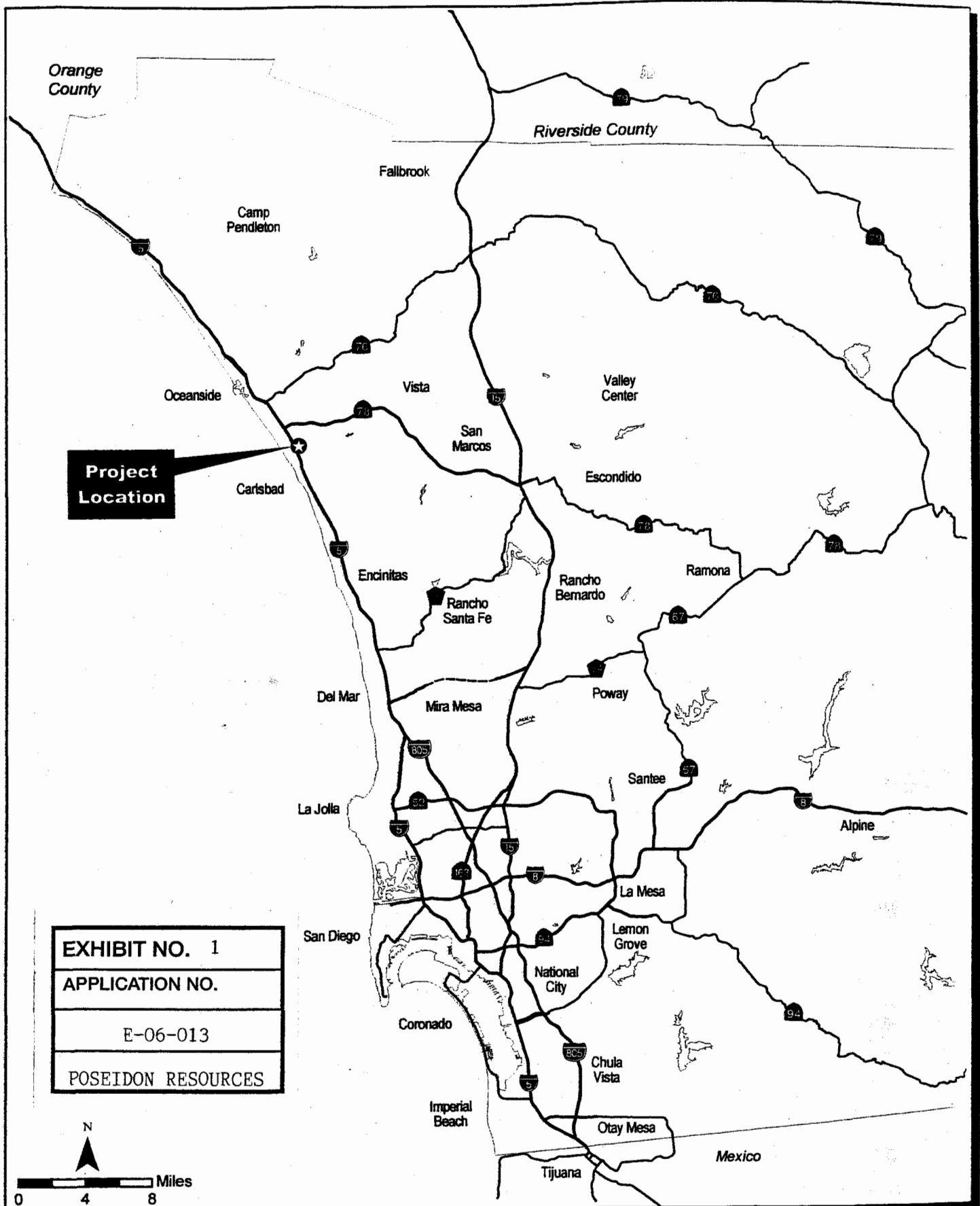
Valley Center Municipal Water District. *Comprehensive Annual Financial Report Fiscal Year Ended June 30, 2006*.

Voutchkov, Nikolay. *Challenges and Considerations when Using Coastal Aquifers for Seawater Desalination*, in *Ultrapure Water*, Volume 23:6, September 2006.

Voutchkov, Nikolay. *The “Inconvenient Truth” About Desalination*, in *American Membrane Technology Associates Newsletter*, Summer 2007

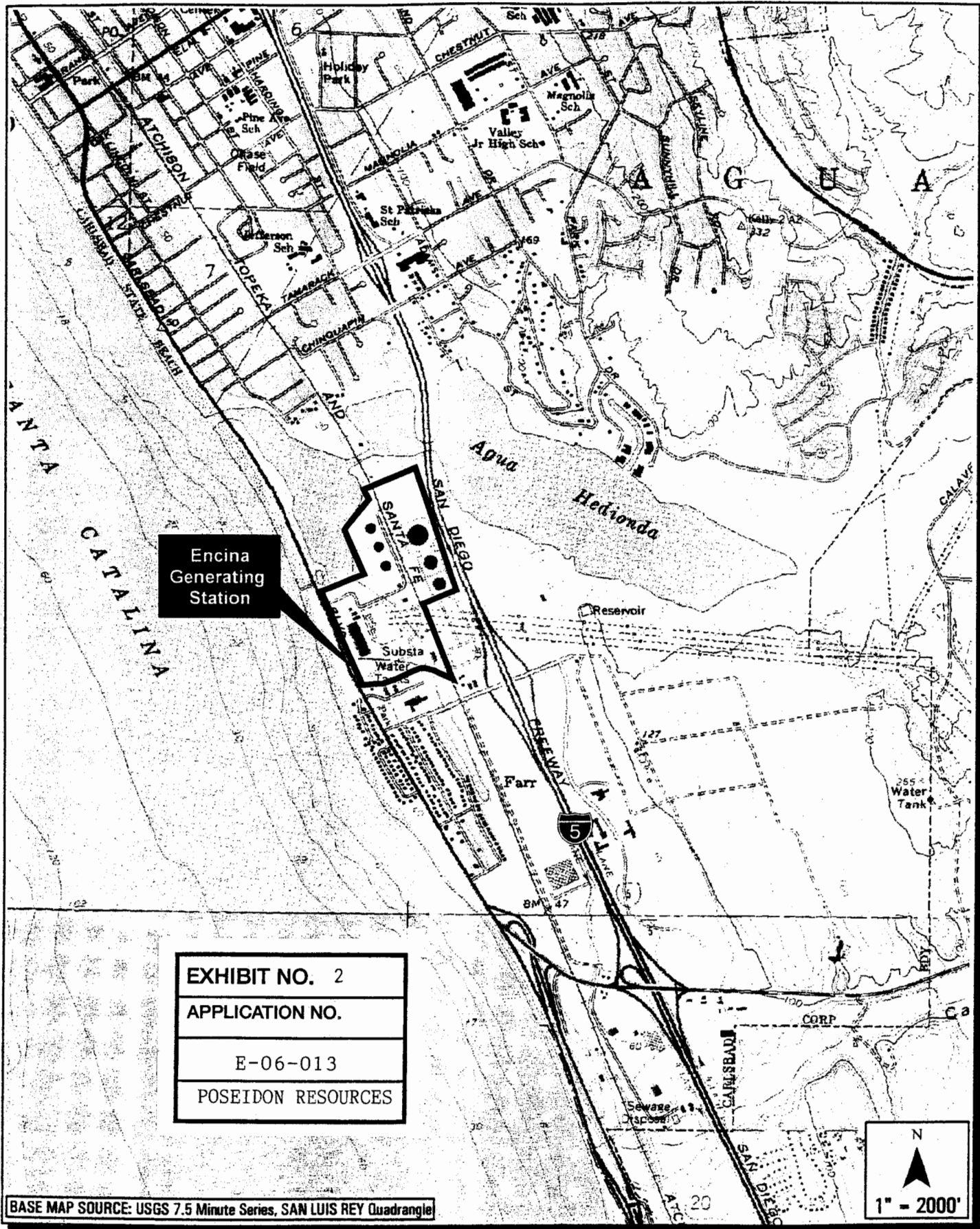
Wolff, Gary. *The Economics of Desalination*, Pacific Institute, September 9, 2006.

World Health Organization. *Desalination for Safe Water Supply: Guidance for the Health and Environmental Aspects Applicable to Desalination*, 2007.



Precise Development Plan and Desalination Plant - EIR  
Regional Map

FIGURE  
3-1



Precise Development Plan and Desalination Plant - EIR  
Vicinity Map

FIGURE  
3-2

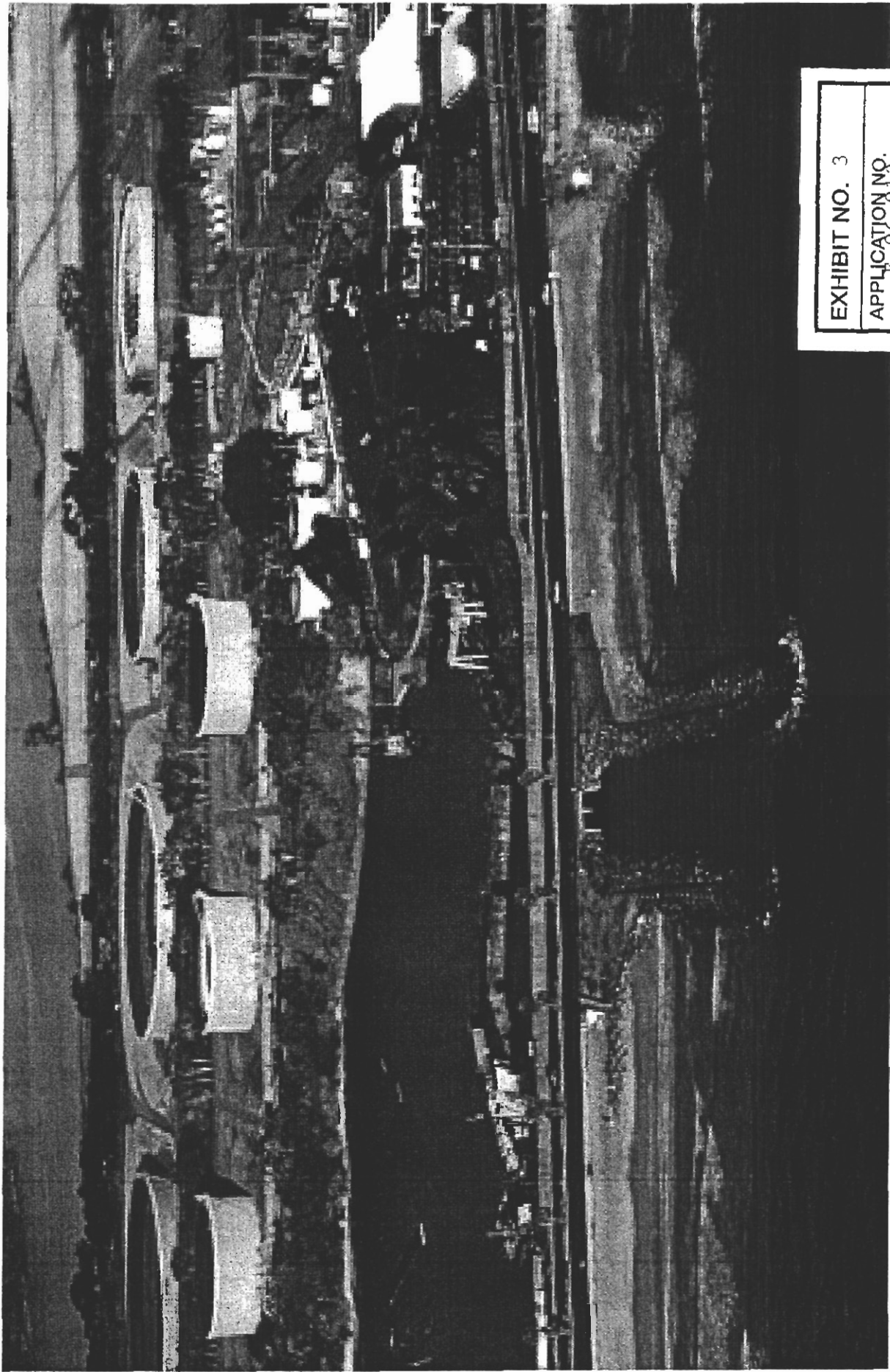


EXHIBIT NO. 3
APPLICATION NO. E-06-013
OUTFALL (from CA Coastal Records Project.)

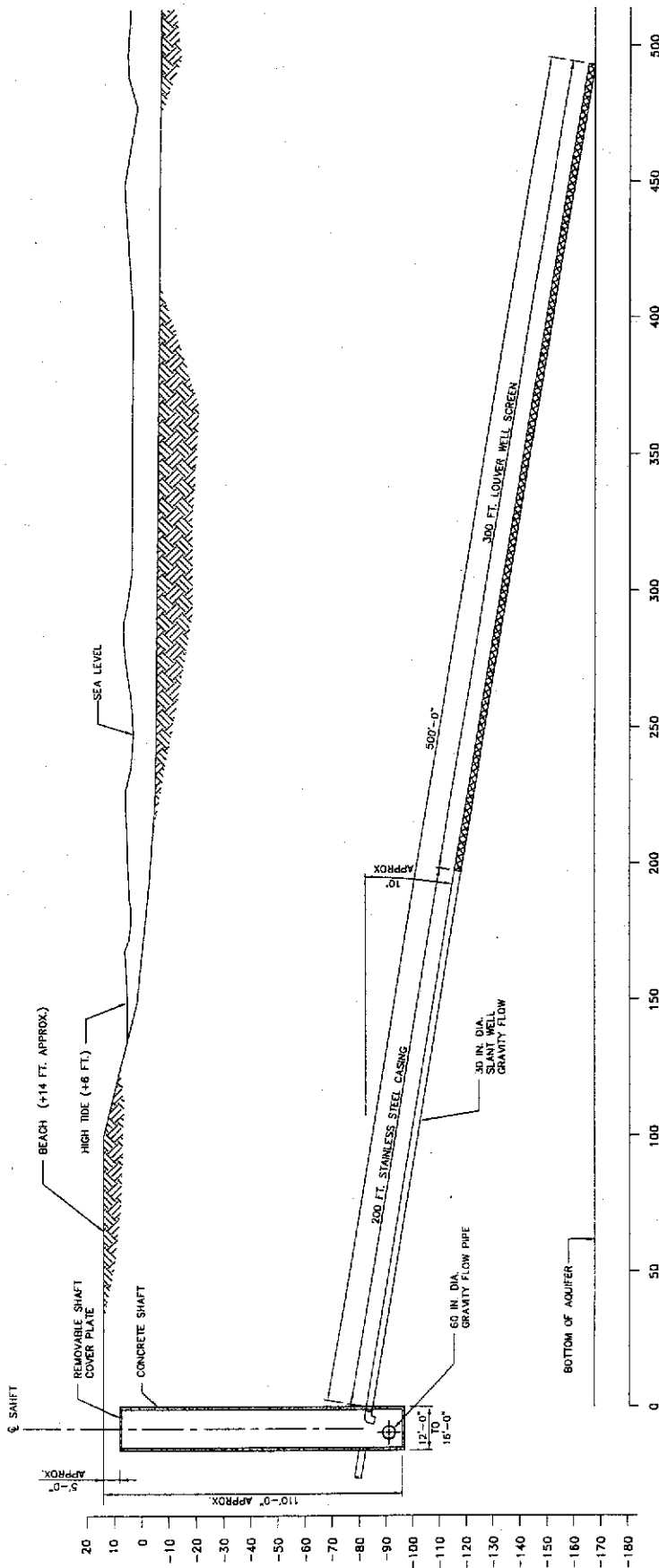


EXHIBIT NO. 4a

APPLICATION NO.  
E-06-013

SLANT-DRILLED WELL  
(from Dana Pt. Desalination Proj Engineering Feasibility Report)

DRAWING NO. <b>FIGURE 28.3</b> CENTRALIZED PUMP CONFIGURATION CLUSTERED WELLS		SHEET NO. <b>XX-XXXX</b> OF <b>XX</b>
REVIEWED AND RECOMMENDED FOR APPROVAL BY _____ DATE: _____	APPROVED BY _____ DATE: _____	
PLANS PREPARED BY <b>Hatch Mott MacDonald</b>		
BOYLE 110 West 24th Street, Suite 200 New York, New York 10011-3225 Phone: (212) 693-1234 Fax: (212) 693-1235 E-Mail: info@boyle.com	PROJECT NO. <b>XXXXXX</b> DATE <b>0000-00-00</b> DRAWN BY <b>XXXXXX</b> CHECKED BY <b>XXXXXX</b> PROJECT MGR <b>XXXXXX</b>	DATE <b>0000-00-00</b> PROJECT NO. <b>XXXXXX</b> DRAWN BY <b>XXXXXX</b> CHECKED BY <b>XXXXXX</b> PROJECT MGR <b>XXXXXX</b>
CONSTRUCTION RECORD DATE COMPLETED AS-BUILT DATE	REVISIONS NO. DATE DESCRIPTION	ENGINEER DATE





# Images of Infiltration Intake

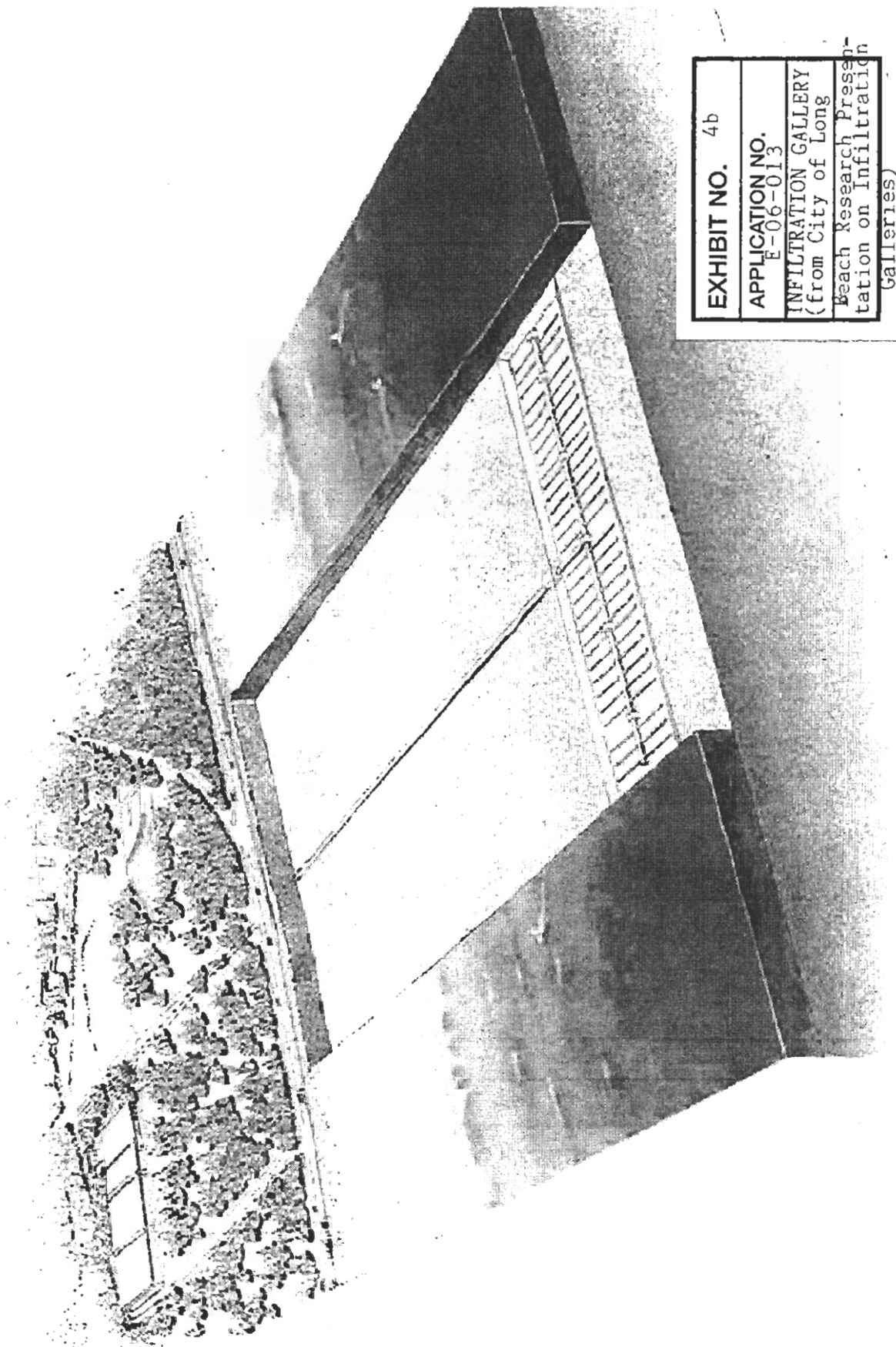


EXHIBIT NO.	4b
APPLICATION NO.	E-06-013
INFILTRATION GALLERY (from City of Long Beach Research Presen- tation on Infiltration Galleries)	



**Hearing Transcript  
(w/Coastal Commissioner Deliberations Only)**

**Coastal Commission Meeting**

**November 15, 2007**

**CDP Application E-06-013, Poseidon Resources**

**Attachments:**

- **Staff Proposed Conditions For Coastal Commission's Potential Approval of Poseidon Project, November 14, 2007**
- **Applicant's Proposed Coastal Development Permit Conditions, November 15, 2007**

1 CA Coastal Commission  
2 11/15/07  
3 Poseidon Resources Channelside

4 \* \* \* \* \*

5 (Commission deliberation only)

6 **CHAIR KRUEER:** Thank you, sir.

7 At this time, I will close the public hearing.  
8 I'll go back to staff for staff response.

9 **EXECUTIVE DIRECTOR DOUGLAS:** Mr. Chairman, let me  
10 turn it over to Tom, and then Susan and I, and I think Hope  
11 will have a couple of comments, as well.

12 **CHAIR KRUEER:** Okay.

13 **STAFF ENVIRONMENTAL SCIENTIST LUSTER:** Thank you,  
14 Mr. Chair and Commission.

15 I'll start with a key point, just to reemphasize.  
16 Staff is not recommending the Commission vote against  
17 desalination, just that you deny this particular project as  
18 proposed. Staff believes another version of this project, or  
19 other desalination projects, would be able to provide needed  
20 water and meet Coastal Act requirements.

21 I'll address some of the issues that you heard  
22 about in comments today. Regarding entrainment, staff's main  
23 issue is that we have not yet seen the entrainment study.  
24 Poseidon provided a 7-page memo, 2 different sets of  
25 protocols, and a letter addressing some concerns raised by  
the Regional Board, but it did not provide the study.

In the recent entrainment studies done for power  
plant projects, staff was involved in reviewing proposed  
protocols, evaluating partial and full sampling results,  
assessing the modeling approaches used, and interpreting the  
proposed study results.

For this proposed project, staff has no idea how  
Poseidon conducted the study, and how it arrived at its  
reported results. As a result, we cannot evaluate whether  
Poseidon's stated 37-acre impact is accurate, or whether  
their proposed mitigation measures would be adequate.

Regarding mitigation, last month Poseidon provided  
a brief document describing several possible mitigation  
options, including a 28-acre wetland mitigation option at San  
Dieguito Lagoon. Today, Poseidon stated that it plans to  
provide about 41 acres of mitigation wetlands at an already  
approved site at San Dieguito Lagoon, and included in its  
presentation a 1-page site plan of that area.

Staff notes that these proposed sites have not yet  
been approved as mitigation sites, neither proposal included  
standard elements that the Commission normally requires as  
part of its approval of a mitigation plan, such as

1 performance standards, monitoring measures, and contingency  
2 plans. Therefore, staff doesn't have the level of detail  
3 that the Commission normally requires for mitigation.

4 I am going to turn it over, briefly, to Deputy  
5 Director Hansch who will provide some more details on that  
6 issue.

7 **CHAIR KRUER:** Okay.

8 **DEPUTY DIRECTOR HANSCH:** Thank you, Commissioners.

9 As you know, I have been involved in the San  
10 Dieguito restoration project for years, because it is part of  
11 the Southern California Edison mitigation program, and I just  
12 want to set the record, remind the Commission of the history  
13 of what the Commission did.

14 The San Dieguito mitigation program was mitigation  
15 for entrainment and impingement impacts at the San Onofre  
16 Nuclear Generating Station, and the Commission imposed those  
17 mitigation requirements at San Dieguito, and included  
18 performance standards.

19 When the Commission looked at the whole San  
20 Dieguito Restoration Project, and approved it in October --  
21 the focus of that permit is October 2005 -- when the actual  
22 permit was approved, that was for the restoration required  
23 for San Onofre, itself. The Commission did look at the  
24 broader restoration of the San Dieguito area, and there is  
25 additional acreage there available for restoration, but the  
specifics of it are not laid out enough that you could  
authorize that without a separate permit for that  
restoration. But, it looks like there is some available  
acreage there.

And, the other point I wanted to make, is that it  
looks like the applicant is talking about having just the  
Regional Water Quality Control Board approve the mitigation  
program, and this Commission has consistently approved,  
reviewed mitigation programs, as part of the Coastal  
Development Permit conditions.

**STAFF ENVIRONMENTAL SCIENTIST LUSTER:** Thank you.

A few more comments, regarding sedimentation, and  
the beneficial uses of Aqua Hedionda.

Staff is not suggesting that the lagoon will or  
should go back to pre-1950 conditions. The power plant owner  
has confirmed that they will continue to maintain the lagoon,  
or will allow qualified third parties, such as those involved  
in other nearby lagoon maintenance projects, to perform the  
needed maintenance.

Earlier today, Poseidon referred to the sediment  
volumes noted in staff's recommended findings, and said there  
was an error in staff's conclusion; however, much of staff's  
analysis was based on the figures provided in Poseidon's  
studies that showed a substantial reduction in sedimentation  
within the lagoon, both within the outer basin, which is now

1 subject to regular dredging, and its associated impacts, and  
2 within the inner basin, which is identified as impaired due  
to excess sedimentation.

3 In that regard, Poseidon's studies are supported  
4 by the analysis provided by the State Lands Commission in its  
environmental review from 2 years ago.

5 Regarding the designated impairment of the  
6 6.8-acre area of the inner basin, Poseidon contends that its  
use of the estuarine intake would not be subject to measures  
needed to remove that impairment.

7 That is, the TMDL process that the Regional Board  
8 must complete before approving projects that would cause  
additional sedimentation; however, a TMDL is a watershed-  
9 based approach to restoring a water body to health. The  
10 needed TMDL is not likely to just include measures within  
that 6.8-acre area that will likely require water-body wide  
measures, including those necessary to reduce the amount of  
sedimentation in the outer basin that results in increased  
sedimentation in the inner basin.

11 Overall, regarding sedimentation, and Aqua  
12 Hedionda's beneficial uses, staff's conclusion is that the  
lagoon's beneficial uses could be maintained with no intake  
in the lagoon, with a much reduced dredging regime at the  
mouth of the lagoon.

13 Regarding alternative intakes, as the basis for  
14 its alternatives description today, Poseidon stated that an  
offshore intake would cause greater adverse impacts than the  
15 estuarine intake. It then showed an offshore intake that  
would be located in a kelp bed. Staff completely agrees with  
16 Poseidon that an intake in a kelp bed is a bad idea. We note  
that there is a large offshore area to the north of this  
17 location, that other Poseidon reports describe as several  
hundred acres of featureless sandy bottom habitat.

18 Again, staff doesn't have an entrainment study  
from that area, but at the very least, those areas generally  
19 have a much lower density of organisms than an estuary.  
Further, Poseidon's contentions suggests that its other  
20 proposed project, which would use an offshore intake at  
Huntington Beach, would create unacceptable impacts.

21 Regarding the EIR, in relation to the issues I  
have just mentioned, staff notes that the EIR's limited  
22 review of the stand-alone facility assumed that such a  
facility was speculative, and only looked at a small part of  
23 the entrainment issues. The EIR did not evaluate the  
implications a stand-alone facility might have on lagoon  
sedimentation, alternative intakes, and other issues.

24 Further, just to provide a partial time line, the  
25 EIR was certified in June 2006, and in September 2006, the  
Regional Board issued its provisional NPDES permit, that  
required Poseidon to come up with the flow minimization plan,

1 and potential mitigation plan.

2 Regarding the issues around the water transfer  
3 offsets, Poseidon contends the water it produces will reduce  
4 the amount of water imported to the San Diego region.  
5 Although, there are mechanisms available, such as assigning  
6 instream water rights that would allow such a 1:1 trade off,  
7 Poseidon has not presented any evidence that its project  
8 would be subject to those mechanisms.

9 Further, the San Diego Water Authority is  
10 continuing to seek additional imported water supplies.  
11 Recent announcements have identified the authority's efforts  
12 to obtain additional water from farm interests in the central  
13 valley, and from the Imperial Irrigation District, near the  
14 Colorado River.

15 Regarding greenhouse gas emissions, staff commends  
16 Poseidon for its intent to become carbon neutral; however,  
17 given our concerns for their proposal, we do not yet have the  
18 information needed to identify how or whether that will  
19 occur.

20 Our first concern is that Poseidon's proposed  
21 baseline of about 546 pounds of carbon dioxide emission per  
22 megawatt hour is well below credible figures from other  
23 sources, including the baseline figure used by the California  
24 Climate Action Register, which Poseidon cites as its source.

25 That baseline figure appears to be based on a math  
error, or an error in reporting. Other figures from the San  
Diego Gas and Electric Company identifies its baseline figure  
as from about 800 to 1100 pounds per megawatt hour. Based on  
SDG&E identified portfolio, and after consultation with staff  
from the State Lands Commission, and the Energy Commission,  
your staff believes that a baseline figure of no less than  
800 pounds would provide a credible baseline for Poseidon's  
plan. We note, too, that the State Lands Commission's staff  
used an even higher figure at Poseidon's hearing before that  
Commission two weeks ago.

Poseidon's plan also relies on getting credit for  
foregone water imports, and as I noted just a moment ago,  
there is no mechanism in place that would result in that type  
of tradeoff.

Staff is also concerned that Poseidon's plan  
consist, primarily, of a list of measures that could be done.  
For example, its plan states that Poseidon could install  
various types of equipment, and that it is exploring various  
options to offset emissions.

To sum up these comments, again, staff is not  
recommending you deny desalination. We are recommending only  
that you deny the Coastal Development Permit for this  
particular project as proposed. The applicant has not yet  
provided information needed to assess important aspects of  
the project, and has not yet provided the level of certainty

1 that the Commission generally requires to address the  
2 project's significant adverse impacts. Absent that  
information, it is not possible for staff to recommend  
approval.

3 We believe this proposal, if modified, or another  
4 facility could provide a desalinated water supply to the  
area, and meet Coastal Act requirements; however, as  
5 currently proposed, this project creates significant  
non-conformity to numerous Coastal Act policies, which  
results in staff's recommendation of denial.

6 With that, I'll turn it over to Executive Director  
Douglas.

7 **EXECUTIVE DIRECTOR DOUGLAS:** Yes, Mr. Chairman,  
8 again, I am not going to go over what Tom just said, but the  
fundamental flaw here, in our view, is lack of information,  
9 certainly lack of information relative to significant impacts  
from entrainment of this project, when the power plant stops  
its once-through cooling.

10 And, the mitigation that you have heard about,  
11 simply does not, in our view, meet the standard or the test  
that this Commission needs to meet in order to make the  
12 decision, if you are inclined to approve this, knowing what  
the impacts are, the extent of the impacts, and what the  
appropriate mitigation should be.

13 The precedent that would be set by approving the  
14 most environmentally destructive method for desalination is  
significant, and should be of significant concern to this  
Commission. There are many parties out there that are  
15 watching this Commission's action on this particular matter,  
and I think that is of major concern.

16 And, as Tom indicated, the suggestions relative to  
17 greenhouse gas reductions that Poseidon has presented, they  
are good ideas there. There are some good components, but  
18 from our perspective those are not components, from the way  
we view it at this point, that are specific enough for us to  
19 be able to make an assessment that there is an appropriate  
level of reduction and mitigation for the greenhouse gasses  
that will be emitted, as the result of this project.

20 So, we commend them for taking that initiative,  
21 but it doesn't have the degree of specificity that I think  
this Commission requires to make the findings necessary under  
the law.

22 The last item is the issue that was raised  
23 relative to indemnification. The representation by  
Poseidon's attorney that the Commission doesn't have the  
24 authority to require that, I would just ask Hope to comment  
on that issue.

25 **CHAIR KRUEER:** Ms. Schmeltzer.

**CHIEF COUNSEL SCHMELTZER:** Through the Chair,  
thank you.



1 We believe that the plain language of the Coastal  
2 Act under Section 30620, and Regulation Section 13055, does  
3 allow the Commission to seek reimbursement of expenses, which  
4 includes attorney fees. This was presented to you in much  
5 more detail at a presentation at the June meeting, so I will  
6 refer you back to that, but attorney fees do fit the  
7 statutory and regulatory discussion of reimbursement of  
8 expenses, which are specifically provided for.

9 **EXECUTIVE DIRECTOR DOUGLAS:** And, again, you will  
10 recall that there was discussion about when it was  
11 appropriate to use that particular condition of approval, and  
12 we -- and you -- made the decision that you were not going to  
13 use that in the case of single family homes, but in other  
14 projects, especially when there is the question of potential  
15 litigation, it certainly seems to us that it is highly  
16 appropriate, and in fact, you have had applicants come in  
17 here and suggest that themselves, such as the Malibu Farms  
18 project did.

19 So, in terms of the Commission not having the  
20 authority to do that, that is simply not correct.

21 With that, Mr. Chairman, we are prepared to answer  
22 any questions you may have.

23 **CHAIR KRUER:** Thank you, very much, Mr. Douglas.

24 And, with that, I will move to the Commission, and  
25 I will go to Commissioner Hueso.

**COMMISSIONER HUESO:** I think I am ready to make a  
recommendation, but I need the assistance of staff, and the  
Attorney General's Office on two items that I think are still  
outstanding, but get to the point of some of the concerns  
raised by staff.

So, I am looking at two documents here. One is  
Exhibit A, the applicant's proposed Coastal Development  
Permit conditions. And, the other one is the staff's  
proposed conditions for Coastal Commission potential approval  
of Poseidon's project. So, these are the two documents I am  
looking at, and maybe we can -- I don't know if the staff has  
had an opportunity to look at the applicant's proposed  
Coastal Development Permit conditions, marked as Exhibit A,  
but I would like to go through them, if possible, to bring  
some more clarity to some of the concerns.

I don't know if it is possible to put these on the  
screen? The first one is Special Condition No. 8 of the  
applicant's conditions, and Special Condition No. 8 of the  
staff's recommendation. We see that the applicant has made  
some modifications to staff's Special Condition No. 8 that  
includes some deletions and some additions, and I, right now,  
would like to just have the staff respond to the applicant's  
changes to the staff's version of No. 8.

So, they added some language:

"Prior to commencement of construction, the



1 permittee shall submit to the Coastal  
2 Commission evidence of the Regional Water  
3 Control Board's approval of a marine life  
4 mitigation plan. The marine life mitigation  
5 plan shall provide for the restoration of no  
6 less than 37 acres of marine wetlands. The  
7 plan shall detail the specific site of  
8 mitigation. The site shall be contained within  
9 the San Dieguito Wetland Restoration Plan that  
10 was approved by the Coastal Commission  
11 October 12, 2005, Coastal Development  
12 Permit No. 6-04-88, and was the subject of  
13 a final environmental impact that was  
14 prepared and become certified by the San  
15 Dieguito River Park Joint Powers Authority,  
16 and the U.S. Fish and Wildlife Service, or  
17 such substitute sites, or site, approved  
18 by the Regional Quality Control Board,  
19 no later than the commencement of commercial  
20 operations of the desalination facility.  
21 The permittee shall commence implementation  
22 of the plan, and the executive director may  
23 extend the deadline from its implementation  
24 plan upon Poseidon's request and showing of  
25 good cause. The plan shall include the  
following..."

And, it lists staff's goals A, B, and C with some  
minor modifications.

Now, how is that a big departure from what staff  
proposed, and is that acceptable to staff, in terms of the  
appropriate course of action to insure that this information  
is provided to the Coastal Commission?

**EXECUTIVE DIRECTOR DOUGLAS:** Commissioner Hueso,  
it is not. This, basically, eliminates any role by the  
Commission, in terms of your responsibility to assess impacts  
on the biological productivity of the marine waters, as  
required by the *Coastal Act*, and defers any kind of  
mitigation relative to those impacts to whatever the Regional  
Board comes up with.

And, it limits it to an acreage number, that as  
Tom just pointed out, we have no way of knowing that that is  
adequate mitigation for the impacts from the entrainment that  
will result from this project.

And, then, it refers to the San Dieguito permit.  
That permit, as Ms. Hansch just pointed out, does not  
contemplate this kind of mitigation, so the reference here is  
meaningless. It is not doable. And, there is a difference,  
a very significant difference between the notion of prior to  
commencement of construction, and prior to issuance of the  
permit, and I would ask counsel to note the difference. So,

1 it is fundamentally, from our perspective, not only would  
2 totally wipe out, neutralize, what we had recommended, if you  
3 were going to approve this, but it also -- we don't think it  
4 is adequate at all, under the law.

5 Hope, if you could just hit the difference between  
6 prior to issuance and commencement of construction.

7 **CHIEF COUNSEL SCHMELTZER:** Sure.

8 **COMMISSIONER HUESO:** Going back to staff's  
9 recommendation -- just before you respond -- do you think the  
10 staff recommendation meets that threshold of fulfilling the  
11 Commission's responsibility and our role?

12 **EXECUTIVE DIRECTOR DOUGLAS:** Well, we prepared  
13 these, thinking that if you were going to approve this, this  
14 at a minimum would be what we think would be necessary.  
15 Whether or not it is going to be adequate to pass muster, is  
16 for you to decide, and then who knows, if it gets challenged.

17 But, if you were to go with what the staff has  
18 recommended, relative to the marine impacts, the change that  
19 I just want to make right now for the record, would be if you  
20 look at the bottom of page 3 of 8, under "B" which is shown  
21 in strikeout, if you keep our suggested conditions, we would  
22 strike, on the second line from the bottom:

23 "...within Aqua Hedionda Lagoon..."

24 **COMMISSIONER HUESO:** Where are you?

25 **EXECUTIVE DIRECTOR DOUGLAS:** I am on page 3 of 8

--

**COMMISSIONER HUESO:** Of your report?

**EXECUTIVE DIRECTOR DOUGLAS:** Right.

**COMMISSIONER HUESO:** Or of the applicant's?

**EXECUTIVE DIRECTOR DOUGLAS:** The applicant's.

**COMMISSIONER HUESO:** Okay, at the bottom of the  
page, okay.

**EXECUTIVE DIRECTOR DOUGLAS:** And, the strikeout  
language is what was in our proposed language, or suggested  
language.

So, it is the last two lines, it would just put a  
period after "wetland habitat", and strike the rest of that  
paragraph. So, that it leaves open the opportunity to have  
the mitigation at San Dieguito, but it also could be at Aqua  
Hedionda.

**COMMISSIONER HUESO:** Okay.

**EXECUTIVE DIRECTOR DOUGLAS:** So, that is the only  
thing we could change.

**COMMISSIONER HUESO:** So, and/or. It could be  
and/or?

**EXECUTIVE DIRECTOR DOUGLAS:** Pardon me?

**COMMISSIONER HUESO:** It could be and/or. It could  
be as it is expressed, or wetland habitat, period, and  
exclude "within the Aqua Hedionda Lagoon."

**EXECUTIVE DIRECTOR DOUGLAS:** That's right.

1 **COMMISSIONER HUESO:** Okay.

2 **EXECUTIVE DIRECTOR DOUGLAS:** So, that would be  
left open, and it could mean San Dieguito.

3 **COMMISSIONER HUESO:** I am just interested to know  
why the applicant might have deleted the staff's recommend-  
4 ation.

5 If you could come to the podium, and state your  
name for the record, and give us a response on why those  
conditions are unacceptable?

6 **MR. ZBUR:** The reasons why we had changed the  
condition were -- well, there were a number of them.

7 One was that this required a 2:1 mitigation ratio  
--

8 **CHAIR KRUER:** Name for the record, please.

9 **MR. ZBUR:** Oh, I am sorry, Rick Zbur, with Latham  
and Watkins, representing the applicant.

10 This required a 2:1 mitigation ratio, which was  
different from what the staff had asked us to do initially.  
Our 37 acres was based upon instructions -- which I think we  
11 quoted in the presentation -- from Mr. Luster, to use the AES  
protocol, and that protocol resulted in a -- which we believe  
is very, very conservative. It is consistent with what was  
12 imposed on AES, and resulted in the 37 acres.

13 The staff's formulation of this, basically, leaves  
open what the protocol might look like. It doesn't give  
Poseidon any certainty, in terms of what the number looks  
14 like, and what the mitigation costs would be, and would  
require us to come back to the Commission, which we think is  
15 an open-ended requirement.

16 We point out that we believe that this is not  
required because the Carlsbad EIR, City EIR, found in its  
certified EIR, which has been stood up to litigation on a  
17 dismissal, that there were no significant marine impacts.

18 So, the reason why we think you can act today is  
because we have followed the protocol staff asked us to do.  
It was based upon a study, and you have additional insurance  
19 in the form of concurrence by the Regional Board -- who has  
primary authority over this -- and it would give certainty  
20 and allow this to move forward, and we think fully mitigates  
this, and not only mitigates it, but enhances the marine  
21 environment.

22 **COMMISSIONER HUESO:** And, I am just concerned --  
and I want you to respond to this -- that in advocating our  
responsibility to the Regional Water Quality Board, saying  
23 you decide this for us, I am just concerned that we are doing  
that.

24 **MR. ZBUR:** Well, I think you haven't advocated it.  
What you are doing is you are imposing a condition that  
25 imposes a mitigation requirement on the project through this  
process. This becomes an enforceable mitigation measure, but

1 what it does do is it requires that the Regional Board  
2 provide concurrence that, in fact, they approve the protocol.

3 **COMMISSIONER SCARBOROUGH:** A followup question on  
4 that?

5 **CHAIR KRUEER:** Yes.

6 **COMMISSIONER SCARBOROUGH:** So, you have done an  
7 EIR?

8 [ No Response ]

9 Yes?

10 **MR. ZBUR:** Yes.

11 **COMMISSIONER SCARBOROUGH:** The EIR said no  
12 significant impact?

13 **MR. ZBUR:** No significant marine impact.

14 **COMMISSIONER SCARBOROUGH:** Marine impact, so  
15 technically you wouldn't have to do any mitigation?

16 **MR. ZBUR:** Under the CEQA process.

17 **COMMISSIONER SCARBOROUGH:** Under the CEQA process,  
18 so it is the CEQA process within the EIR that is within our  
19 purview, before us today, as connected to the CDP that  
20 wouldn't require any mitigation?

21 **MR. ZBUR:** That is correct. I think the Coastal  
22 Commission staff's -- to be fair -- position would be that  
23 the Coastal Act allows you to look at whether or not all  
24 measures are mitigated, and whether the marine environment is  
25 enhanced, and that is why they have asked us to look at  
mitigating the portion of the impact that was determined to  
be less than significant. So, what this does is that it  
mitigates that portion of the impact.

I do want to read from the February 20 letter,  
that this was consistent with what the Coastal Commission  
staff asked us to do.

Mr. Luster said:

"We recommend that the assessment protocols  
be at least equivalent to those used in the  
recent AES Huntington Beach entrainment..."

**CHAIR KRUEER:** Mr. Zbur.

**MR. ZBUR:** ... "conducted pursuant to review  
by the California Energy Commission."

**CHAIR KRUEER:** Yes, you need to just answer the  
question.

**MR. ZBUR:** I am sorry.

**COMMISSIONER HUESO:** I was just letting him.

**CHAIR KRUEER:** Keep going Commissioner Hueso.

**COMMISSIONER HUESO:** Okay.

I also want to go to Item No. 10, and Item 10 of  
the applicant's response, and Item 10 of the staff's  
response.

**EXECUTIVE DIRECTOR DOUGLAS:** Okay.

**COMMISSIONER HUESO:** And, they added some language  
there:

1 "Permittee shall submit to the Executive  
 2 Director, Climate Action Plan in substantial  
 3 conformance with the plan dated November  
 4 2007. Within one year of the commencement  
 5 of commercial operations of the desalination  
 6 facility, the permittee shall implement  
 7 the plan for the life of the project. Prior  
 8 to commencement of commercial operations,  
 9 the permittee shall provide written  
 10 conformation from the California Air Resources  
 11 Board that the emissions calculations contained  
 12 in the plan are consistent with CARB  
 13 recommended methodologies. The Executive  
 14 Director may extend these deadlines for  
 15 implementation of the plan upon Poseidon's  
 16 request and the showing of good cause."

17 And, they erased:

18 "Commission revised minimization and green  
 19 house gas reduction plan that address comments  
 20 submitted by staff of the Coastal Commission,  
 21 State Lands Commission, and the California Air  
 22 Resources Board."

23 And, I just wanted to go over if there were any  
 24 concerns from staff as to what they added and omitted?

25 **EXECUTIVE DIRECTOR DOUGLAS:** Our concerns here  
 would parallel the concerns that we raised relative to the  
 marine environment impacts, because it, basically, takes from  
 the Commission your discretion, and your responsibility to  
 determine whether or not the mitigation relative to  
 greenhouse gas emissions, and carbon emissions, that have  
 impacts on coastal resources, whether or not that is  
 adequate, so no approval by the Coastal Commission.

This would be after-the-fact, that is after the  
 commencement of the commercial operations -- whatever that is  
 -- rather than prior to issuance of the permit, so that you  
 are, again, deferring any potential mitigation until after  
 they have started operations, and in terms of your ability to  
 approve a project under the Coastal Act we just don't think  
 that that in any way conforms to the requirements of the law.

It, basically, provides that you defer to what the  
 Air Resources Board does, as opposed to exercising your own  
 responsibility to review what is proposed, to mitigate or  
 reduce greenhouse gas emissions from this project, which you  
 are being asked to issue a Coastal Development Permit for.

So, it is a process. It is a delegation of  
 authority and responsibility that this Commission has not  
 done in the past.

**COMMISSIONER HUESO:** Yes, attorney general? or  
 legal counsel?

**CHIEF COUNSEL SCHMELTZER:** Thank you, Commissioner

Hueso, I would just like to add to that, that both on Special Condition 8, which says, "Prior to commencement of construction..." so in that case, the applicant is asking for the mitigation to be approved after the permit is issued, so that is not knowing exactly what it is until after you have issued a permit.

In this case, for Special Condition 10, they are asking for prior to the issuance of the permit, but for Executive Director approval, and both of those ways of setting them up are problems. Under the Sundstrom case, administrative approval is not sufficient. The way staff has set this up has them come back directly to you to make sure that the Commission agrees that the impacts are sufficiently mitigated prior to issuance of the permit.

**EXECUTIVE DIRECTOR DOUGLAS:** And, I might add, too, that this Commission has, in the past, when you faced similar situations, you have imposed conditions that require a plan for mitigation, and even though you didn't know it at the time that you approved it, at least you had the certainty that that plan would come back to you for approval before you issue the permit, and we think that that is the minimum required by the law.

**COMMISSIONER HUESO:** I would like --

**COMMISSIONER BURKE:** Mr. Chair.

**COMMISSIONER HUESO:** I'm sorry.

**CHAIR KRUEER:** Commissioner Burke.

**COMMISSIONER BURKE:** Could I jump in here a minute?

**COMMISSIONER HUESO:** Sure, please.

**COMMISSIONER BURKE:** Now, I want to make sure that I understand correctly what we are talking about here. We are talking about two, at least two elements, one is a carbon neutral footprint, and the other is the water portion.

Well, when I read this, I figured that the carbon footprint is such a complex compound issue that at South Coast we have been studying it, now, for probably five years, and recently we created a Blue Ribbon Panel to develop a plan to deal with down the road carbon footprints, because my understanding is that these guys don't create any carbon footprint. They create carbon footprint only from the electricity they purchase. Is that true or false?

**STAFF ENVIRONMENTAL SCIENTIST LUSTER:** Thank you, Commissioner.

The analysis that staff provided was just for the carbon from the electrical use which is not --

**COMMISSIONER BURKE:** Which they purchase?

**STAFF ENVIRONMENTAL SCIENTIST LUSTER:** Correct.

**COMMISSIONER BURKE:** Now, here is another thing that bothered me about that electricity they purchased, is it true or false that they have a contract with a utility which

1 has down-the-road carbon footprint which is less than we used  
2 in our calculations of mitigation?

It is a "Yes" or "No" question.

3 **STAFF ENVIRONMENTAL SCIENTIST LUSTER:** We don't  
4 know what sort of contract --

**COMMISSIONER BURKE:** Well, that is not what I  
understand.

5 Let me ask the applicant, do you have a contract  
6 within a power company that provides power with a lower  
carbon footprint than used in this equation?

This is not a trio thing. It is a "Yes" or "No".

7 **MR. MAC LAGGAN:** Commissioner Burke, we do not  
8 have a power purchase agreement. We will be taking the power  
from our local utility, San Diego Gas and Electric, just like  
any other customer does.

9 **COMMISSIONER BURKE:** And, their carbon footprint  
is lower than used in this equation, true or false?

10 **MR. MAC LAGGAN:** Today, it is -- we are using  
their carbon footprint, as provided to the Climate Action  
11 Registry last year, as the numbers in the plan. That number  
will go down over time, as you --

**COMMISSIONER BURKE:** Well, it can't be --

12 **MR. MAC LAGGAN:** -- because they are moving toward

--

13 **COMMISSIONER BURKE:** -- my role and your role.

14 **MR. ZBUR:** The number that was used for San Diego  
Gas and Electric is lower than the number that the Coastal  
Commission's staff used in their analysis, significantly  
15 lower.

16 **COMMISSIONER BURKE:** I know that. So, but I  
didn't know that until I asked these guys to go in and meet  
17 with the scientists at South Coast, because I knew it was too  
complex for me to grasp, so I had them meet with our top  
18 scientists, and have them give me a report, which said that  
they are better than carbon neutral.

19 Now, we don't want to issue a report from South  
Coast, because this is San Diego, and San Diego has an  
20 excellent air quality district. But, one of the things that  
mystified me was that I looked all through here, and I  
21 couldn't find one reference -- they talk about what carbs are  
not doing -- is the San Diego Air Quality District doing  
22 anything in carbon footprinting?

Not you, them.

23 When you were doing your research to say that, you  
know, they had a carbon footprint problem, did you ask the  
24 local air district? It is a "Yes" or "No" question.

**STAFF ENVIRONMENTAL SCIENTIST LUSTER:** No, we  
25 didn't confer with them.

**COMMISSIONER BURKE:** You didn't, okay.

Now, in our discussions earlier today of the

1 manner in which we deal with various items as it relates to  
 2 budget, I would think that you would be looking for expertise  
 3 that is paid for by another government agency to provide you  
 4 with information -- positive or negative. I am not saying  
 5 they are good guys at this moment or not, because I am still  
 6 trying to figure this out, myself.

7 But, I was -- after talking with our Executive  
 8 Director there, I was less than impressed with our analysis  
 9 of their positions related to this carbon footprint.

10 So, if this -- and I don't know how this is going  
 11 to go, either, but if this was to go, my attitude would be I  
 12 am not interested in trying to learn all of the facts  
 13 necessary to evaluate ongoing, because it is changing by the  
 14 day, this analysis of this issue, so it would seem to me that  
 15 we would want the experts in the area to handle that. It  
 16 would seem to me, if we did pass this thing -- eventually  
 17 tonight or whenever, if ever -- we would want the San Diego  
 18 Air Quality District evaluating whether they were actually --  
 19 because there is another addition to this thing.

20 They are talking about purchasing carbon credits.  
 21 I wish I were 20 years younger. In Los Angeles, carbon  
 22 credit trading program is currently operating at \$1.5 billion  
 23 a year. It is a great business to be in. The problem is  
 24 there are as many shysters in the carbon trading credit  
 25 business as there are in any business you can name -- where  
 there is \$1.5 billion laying around, which would lead me to  
 go back to the same point. You go back to the San Diego Air  
 Quality District, they know who the real guys are. They know  
 if you are buying real credits, and so you let them make that  
 evaluation, because we would never know that, not in a  
 million years, sorry to talk so long.

**COMMISSIONER HUESO:** I want to make a motion, Mr.  
 Chair?

**CHAIR KRUEER:** Yes, go ahead, Commissioner.  
 [ MOTION ]

**COMMISSIONER HUESO:** I move that the Commission  
 approve Coastal Development Permit No. E-06-013 with the  
 following modifications and conditions.

From the staff, conditions for Coastal Commission  
 potential approval of Poseidon project, standard Condition  
 Items 1, 2, 3, 4, and 5, Special Condition Items 1, 3, 4, 6,  
 7, 9, 12, 13, 14, 15, 16.

From the applicant's proposed Coastal Development  
 Conditions, Special Condition Items 2, 5, 11, 17, 8, and 10.  
 And, I recommend a "Yes" vote.

**COMMISSIONER BURKE:** I'll "second" it.

**EXECUTIVE DIRECTOR DOUGLAS:** Mr. Chairman.

**CHAIR KRUEER:** Yes, okay.

**EXECUTIVE DIRECTOR DOUGLAS:** Can we ask you to go  
 through those again, because he read through them so fast



1 that we couldn't keep up.

2 **COMMISSIONER HUESO:** Standard Condition Items from  
the staff's conditions for Commission potential approval of  
3 Poseidon project, Standard Condition Items 1, 2, 3, 4, and 5.  
So, the first five, 1, 2, 3, 4, and 5.

4 Of the Special Condition Items 1, 3, 4, 6, 7, --

**EXECUTIVE DIRECTOR DOUGLAS:** Slow down, please.

5 **COMMISSIONER HUESO:** 1, 3, 4, 6, 7, 9, 12, 13, 14,  
15, 16.

6 From the applicant's proposed Coastal Development  
Conditions, Special Condition Items 2, 5, 8, 10, 11, and 17.

7 **CHAIR KRUEER:** Okay, that is your motion, and you  
have a "second" by Commissioner Burke.

8 Is that right, Commissioner Burke, did you  
"second" that?

**COMMISSIONER BURKE:** Yes.

9 **CHAIR KRUEER:** Thank you, sir.

Okay, would you like to speak to your motion now?

10 **COMMISSIONER HUESO:** Sure, and my speaking to the  
motion, I would like to ask a question of the applicant, just  
11 for clarification. I heard it all, but I would like to get  
it back on the record with some more clarity and some more  
12 detail.

13 You mentioned reforestation, as one of the efforts  
to combat carbon emissions, what percentage of your -- can  
14 you speak to your budget for fighting carbon emissions, your  
program, and what percentage are you willing to apply to  
15 reforestation, and are you willing to front load your  
reforestation efforts, as a priority of your plan?

16 **MR. WINROW:** Mr. Chairman, Commissioners, my name  
is Walter Winrow. I am the president of Poseidon Resources.

17 With respect to your question, Commissioner Hueso,  
our Climate Action Plan, that element that relates to offset  
projects represents about \$5 million, so over the course of  
18 the 30-year life of the project, and we would be prepared to  
dedicate 10 percent of that, or \$500,000.00 a half-a-million  
19 dollars to reforestation.

20 And, furthermore, we would be prepared to have  
those expenditures to be the first ones that are expended of  
that \$5 million budget.

21 **COMMISSIONER HUESO:** Okay, thank you, very much.

22 As far as my comments, first of all, I have been  
very, very impressed by all of the members of the public that  
23 have come today to speak, and I first of all would like to  
offer my sincere thanks to NOAA, Coast Keeper, Surfrider,  
Coastal Law Enforcement Action Network group, and many others  
24 for their active participation in this project. Public  
scrutiny is a very vital part of insuring that the  
25 characteristics, services, impacts, every project has in our  
community are dealt with.

1           There is no doubt that the efforts of these groups  
2 have contributed greatly to this project, so I, personally,  
3 want to thank Marco Gonzalez, who came and spoke here very  
4 eloquently, and his excellent and enlightening presentation  
5 was very, very well done. There is no doubt in my mind that  
6 he is probably one of the best with what he does in his  
7 profession.

8           I also want to thank all of the staff for their  
9 excellent work, excellent work on this project, and for their  
10 recommendations. I think without their work, we would really  
11 be deprived of a very, very important debate that needs to  
12 take place. And, I think they have taken a lot of criticism  
13 for what they have done, and they don't deserve that, because  
14 I really believe that this staff is very, very passionate  
15 about protecting our coastal resources, and they do their job  
16 with that in mind, and their contributions are very, very  
17 vital to the discussions, have gone a long way to helping  
18 protect the coast, and that is something that I really  
19 believe, that they care passionately and deeply about coastal  
20 resources, and for that they deserve praise and not scorn.  
21 So, I wanted to thank them for that. That is not to say that  
22 they are always right, but they do care deeply about the  
23 coast, and for that, again, they deserve praise.

24           I also want to thank my staff member, if he is  
25 still here, Alonzo Gonzalez, who has been out there working  
very, very hard for half a year on this project. We have  
gone through a lot of information and he has really helped me  
be at multiple locations through his presence, to gather  
facts for this project, and I think he has really done a  
great job in helping me balance the benefits and detriments  
of this project, as they apply to our coastline.

          I also want to thank the City of Carlsbad for  
contributing their coastline, and taking a very proactive  
approach to finding a solution to a very important problem.  
And, they have really taken a leadership issue on a very  
important issue, and they should be commended for that.

          And, I think they represent their coastline, they  
live there, and they play there, and what they have to say on  
the subject is very important, in terms of the impacts to the  
coastal resources.

          I want to provide some background information that  
might not be relevant to the Coastal Act, but I think it  
provides kind of a frame of mind. We did have a lot of  
people to speak on issues across the state, economics, and  
other issues that are very important to everybody, but  
probably don't relate as much to the Coastal Act, and we are  
really here to enforce the Coastal Act, and that is something  
that most everybody doesn't, I don't think, from the comments  
I heard, I don't think people really understood that.

          Our decision on this project really comes down to

**PRISCILLA PIKE**

Court Reporting Services

mtnpris@sti.net

39672 WHISPERING WAY  
OAKHURST, CA 93644

TELEPHONE  
(559) 683-8230

1 whether this project is consistent with the Coastal Act, and  
2 I would like to present some, maybe some information that  
3 might not seem relevant at first, but I think I am going to  
4 wrap it up into a point that is going to come down to the  
5 Coastal Act, and it has to do a lot with our region.

6 San Diego is being a very, very large metropolitan  
7 area, 21st in our country as a metropolitan area, and home to  
8 3 million residents, if you include Tijuana, that also relies  
9 on some of our resources, that is 5 million people that we  
10 are trying to provide water and sewage treatment.

11 The city I represent, the city council, takes in  
12 1.3 million of those residents, so we are talking about a lot  
13 of people that rely on water.

14 San Diego's climate is semi-arid, and snow and ice  
15 are virtually nonexistent in the winter time, making water  
16 resources scarce and unreliably locally, so it is hard for us  
17 to produce water locally. The famed Santa Ana winds that  
18 many of you have come to know, affect our region yearly, and  
19 have had a devastating effect on our water resources, by  
20 reducing humidity rates to dangerously low levels that affect  
21 our water availability, and contribute to fires, such as the  
22 fire storm that we recently witnessed that had a devastating  
23 effect on homes, and the environment throughout the county,  
24 and that does effect the coast, because after rainstorms, a  
25 lot of this ash, and a lot of this material comes into our  
ocean, and it does effect water quality.

Much of the wildlife and plant life was destroyed,  
so a project like this will provide an additional burden on  
water quality, and -- or might provide. And, with some of  
the comments that Chairman Burke made, it does present some  
questions as to whether this project will provide impacts.

But, I think, in going to the extent of reforest-  
ation that will help combat carbon emissions, whether this  
project creates them or not.

And, one thing we have to note, with the ongoing  
climate changes, some of this environmental habitat may not  
regenerate, so in assisting it, we will go a long way in  
helping to improve air quality.

I just want to also mention the largest sectors of  
San Diego's economy is defense, which boosts the largest  
naval fleet in the world, largest ship building yards in the  
United States, and manufacturing tourism, which is important  
to the country. We also have biotechnology companies, and  
pharmaceuticals that rely on consistent water supplies to  
function cost effectively.

San Diego ranks among the top biotech clusters in  
the United States, and due to the large military presence,  
which is responsible in providing the bulk of security to the  
western United States and the Pacific, San Diego is home to  
national defense contractors, such as General Tomics and

1 Science Applications International Corporation that relies on  
2 a consistent water supply availability.

3 As the sixth largest city in the country, with  
4 many of the country's vital defense and manufacturing  
5 resources, it is obvious that in keeping San Diego  
6 economically healthy is vital to our entire country.

7 In addition, protecting prosperity in our city  
8 will be essential to our ability to generate revenues,  
9 resources, and awareness to continue to improve our  
10 coastline.

11 We have important manufacturers like Calco, and  
12 ISP Algaenics that export food products derived from kelp,  
13 that are threatening to relocate to other areas with a more  
14 reliable water source. What then? we will lose quality jobs,  
15 and very important stewardship of our kelp beds at risk to  
16 our coastal resources.

17 San Diego is also plagued by very high housing  
18 costs that may have hurt our economy and our ability to  
19 provide affordable housing to our work force. In May, 2007 a  
20 median house in San Diego cost \$612,370.00 which is among the  
21 highest in the country, forcing the city council to take  
22 controversial far reaching efforts to increase affordable  
23 housing in the city by inclusionary housing policies, density  
24 bonuses, and huge subsidies to make sure our fragile economy  
25 is protected.

Population is increasing naturally. If we do not  
receive any new migration to our city, which is unlikely, and  
unreasonable, our population will grow simply from our own  
resident growth, and as the parent of four kids, I am  
contributing to that.

Another important point, on August 31, 2007 U.S.  
District Court Judge Oliver W. Wanger, announced a series of  
severe restrictions on the operations of the massive pumps  
that supply water from the California Bay, Sacramento, San  
Joaquin Delta -- also known as the Bay Delta -- to two-thirds  
of all Californians, including 3 million San Diego County  
residents, water supplied or diverted to non-users by way of  
the Central Valley Project, and the State Water Project.  
San Diegans get their Bay Delta water from the cities water  
departments by way of arrangements with San Diego County  
Water Authority, who obtains this water from the Metropolitan  
Water District as supplied by the water project.

Judge Wanger's ruling is the consequence of years  
of significant water use impacts on threatened species, the  
delta smelt. And, a recent proposed plan to increase water  
usage, evaluating considered in the long term Central Valley  
Project, and State Project operations criteria plan.

Judge Wanger found that the delta smelt was  
indisputably in jeopardy as to survival due to the massive  
water movement throughout the state to satisfy our state's

1 need for water.

2 San Diegans may be severely impacted by this  
3 recent court ruling, because the bay delta provides more than  
4 one-third of all water used in San Diego County. Last year,  
5 41 percent of all water used in San Diego County was imported  
6 from the Bay Delta, and I understand that it is not this  
7 Coastal Commission's responsibility to protect the Bay Delta.  
8 This is just a fact that shows that our water resources are  
9 threatened.

6 In recognition of the county's serious water  
7 deficit, and the delta smelt determination, water supply  
8 impacts of this court's decision to San Diego County will be  
9 significant, and supply shortages and mandatory water use  
10 restrictions are a very real possibility. This decision  
11 comes on the heels of historic dry conditions we are  
12 experiencing throughout California, which are already  
13 impacting water supplies.

10 The Metropolitan Water District of Southern  
11 California has already been withdrawing water from storage  
12 reserves to meet demands this year, in advance of potentially  
13 worse drought in the foreseeable future.

12 Regard to this project's inducing growth, which we  
13 heard, the delta smelt decision is already impacting our  
14 current residents, commerce and industry, much less the  
15 buildout of our current community plans, which have already  
16 been approved, and in essence allow people to build at what  
17 our plans allow. So, even if we build what is already  
18 legally allowed, it would be too much in the wake of this  
19 decision, which puts our city in a very difficult position.

16 This decision casts a pall over the future of our  
17 water resources, and as an example of the real possibility of  
18 losing vital resources of water for our region. We have no  
19 guarantee that we will be able to continue to rely on our  
20 current water sources, and it is bad public policy to lead a  
21 state with the world's sixth largest economy, by making  
22 uncalculated assumptions.

19 Two weeks ago our city council approved a water  
20 plan that included water reuse, increased conservation, and  
21 is moving to identify water aquifer locations throughout our  
22 city, in strategic locations, and other methods to save  
23 water. Despite all of these efforts to increase water  
24 supplies, our biggest efforts will revolve around water  
25 conservation. We have made big gains in our city to reduce  
our dependency on water due to conservation.

23 Although our mayor just vetoed the water reuse  
24 aspect of our strategy, or the water reclamation part of it,  
25 it is unlikely, even if he had not vetoed it, that we would  
be able to make any short term meaningful gains in water  
reclamation, due to the enormous costs of introducing the  
system to our city, in an environment where water costs are

1 among the highest in our country.

2 Introducing reclamation at the cost of billions of  
3 dollars would impose undue financial hardship on our  
4 residents and our economy. Our mayor and council are jointly  
5 committed to expand our reclaimed water for irrigation  
6 through a purple pipe network that will help us reduce our  
7 reliance on outside water sources. Purple pipe will not  
8 satisfy our needs for drinking water, and I do believe that  
9 desal will.

10 Now, getting to the points of this project that I  
11 think are consistent with the Coastal Act, I think the  
12 Coastal Act endeavors to protect marine biology and coastal  
13 resources, and also endeavors to protect people, the primary  
14 users of the ocean and the coastal coast line. The project  
15 will advance the goals of the Coastal Act to maintain,  
16 restore and enhance public access, and recreation, and  
17 maintain, restore and enhance marine environment through the  
18 dedication of more than 15 acres of lagoon and ocean front  
19 land for public purposes.

20 It is true that there are impacts, but they are  
21 offset by the benefits, by the huge efforts to assist those  
22 impacted endangered species.

23 I mentioned that our region is facing numerous  
24 issues that deal with water treatment and purification,  
25 sewage treatment. It pushes financial thresholds that are  
creating a heavy burden on ratepayers and taxpayers.

The alternatives before us that include portable  
reuse are extremely costly, and while we did hear from people  
asking that we should push portable reuse, they didn't talk  
about the fact that portable reuse also contributes to poor  
air quality, in fact, this method of water reuse is more  
energy intensive than desalination.

Retrofitting our current water conveyance resource  
would cost taxpayers and ratepayers billions of dollars and  
would take decades to implement. Denying our reliable water  
supply, without having to invest in this costly infra-  
structure is responsible good public policy.

We, as Commissioners, need to keep the public  
trust and demonstrate that the Coastal Act is designed to  
help the public, and not to hurt them.

One of the weaknesses that was mentioned of this  
project, as it being too small, and because if it is small it  
makes it infeasible for the introduction of more environ-  
mentally sensitive technologies, and they mentioned -- and my  
response is a larger project that would be able to  
incorporate some of the technologies that people requested,  
would require a larger footprint, and may impinge on the  
coastal view shed, in addition, a larger project would have  
larger adverse effects on air quality, to a level that if  
this project increased CO2 by 150,000 tons annually -- I

1 mean, I don't know if there is evidence to suggest that --  
2 but what would a larger facility create?

3 So, it is kind of also an argument against a  
4 larger project that could sustain this technology that would  
5 help allay these fears, and I don't know that it necessarily  
6 would contribute to protecting marine resources, but it would  
7 definitely contribute to affecting air quality, if this  
8 project is going to affect air quality, and there have been  
9 some recent arguments that suggest that, and it might not be  
10 so.

11 It is obvious that much of the wildlife we are  
12 aiming to protect is thriving under conditions created by the  
13 operation of the power plant facility, due to the dredging of  
14 the salt marsh, as evident in the exhibit, we have a larger  
15 body, water body, that enhances coastal access, recreation,  
16 biological resources and education.

17 In addition, environmental protection efforts are  
18 possible in the newly created lagoon -- or our newly expanded  
19 lagoon that helps preserve and protect coastal resources.

20 The fact that water that is used for the cooling  
21 of the power plant will be reused to treat to drinking  
22 quality quantities, and again, there will be increases in  
23 adverse effects to the marine biology.

24 Also, the concurrence from all present that subsea  
25 water intake facilities are infeasible and not the way to go,  
in terms of appropriate technology, is also very compelling  
information, and deserves to be reemphasized.

The size of the project, and the scale -- was  
something that I spoke to -- I think it is also unfair to  
point to someone that is not before us. Somebody mentioned  
that somebody else can maintain the lagoon. It is unfair to  
say that when they are not here before us. We don't have a  
contract that is here before us. We don't have an  
application before us. And, that promise is only worth the  
paper they are printed on, since they are really not here  
before us. We have a project before us that is promising to  
maintain these precious coastal resources, and I think that  
that is what deserves our attention.

The HUB site along the lagoon north shore will be  
dedicated for expansion of the fish hatchery, marine  
research, and a public trail along the lagoon. The fishing  
beach along the shore of Aqua Hedlonda Lagoon will be  
dedicated for public recreation and coastal access use. The  
bluff area on the west side of Carlsbad Boulevard will be  
dedicated for recreation and coastal access uses. South  
power plant parking area will be dedicated for public  
parking.

And, also, experience with the -- well, this is,  
maybe, I think we have a project before us that I think meets  
the threshold, and I just want to mention, reiterate again



1 that this project meets our litmus test.

2 Another thing I want to mention, I mean, we can  
3 study this to death, and sometimes those studies are not as  
4 accurate as you would like, in terms of meeting perfection.  
5 Perfection is very, very hard to achieve, and I don't think  
6 that there is no true perfect desalination project. Too big,  
7 it affects air quality. Too small and it incorporates the  
8 technologies that make people less more comfortable.

9 This project is absolutely not precedent setting,  
10 and should not be judged on its merits in relation to size,  
11 location. It is not precedent setting, and should be judged  
12 on its merits in relation to size, location, and mitigation  
13 program.

14 I think, in terms of the -- I want to thank staff  
15 for the conditions that were put forth. I think the ones  
16 that we have satisfy the concerns regarding the project,  
17 itself. I think this project is ready to proceed, and I  
18 would strongly encourage a "Yes" vote to get this project  
19 moving forward.

20 **CHAIR KRUEER:** Thank you, Commissioner Hueso.  
21 Commissioner Burke is the "seconder" of the  
22 motion. Do you want to add anything at this point?

23 **COMMISSIONER BURKE:** No... [not on microphone, out  
24 of hearing range]...

25 **CHAIR KRUEER:** I was expecting --

**COMMISSIONER BURKE:** ...want to thank my colleagues  
for everything...probably a world's record here in speaking  
to -- in the history of the world, man.

I do have one quick one. I do have one quick one.

**COMMISSIONER HUESO:** You know, if I could just --  
one more last thing.

**COMMISSIONER BURKE:** Oh, you have got one more  
last thing?

**COMMISSIONER HUESO:** -- I want to add to the  
record the applicant's proposed instructions to staff  
regarding the preparation of revised findings, or Exhibit B,  
because they get to some of the points that I made, and I  
just would like to add a Condition 6:

"That the Commission finds that the project  
is a coastal dependent industrial facility,  
as it needs to be sited on or adjacent to  
the sea in order to function at all..."

And, just that whole paragraph, and just the entire document  
calls very much to what I am arguing in my --

**CHAIR KRUEER:** So, that is in your motion?

**COMMISSIONER HUESO:** Yes.

**CHAIR KRUEER:** Commissioner Burke, are you okay  
with that?

**COMMISSIONER BURKE:** I'm -- in less than a minute,  
I am fine with that. Need a million dollars worth of trees



1 up front, \$500,000.00 doesn't get it, \$500,000.00 worth of  
2 trees sounds like a lot of trees, not a lot of trees. I buy  
3 trees every year in huge quantities. My question is, are you  
4 prepared to do that?

5 **MR. ZBUR:** Yes, of the \$5 million number, we are  
6 willing to \$1 million of trees up front.

7 **COMMISSIONER BURKE:** Yes, \$5 million, \$1 million  
8 up front.

9 Number 2, you know there are trees that degrade  
10 the air quality? you know?

11 **COMMISSIONER HUESO:** Just make sure it is the ones  
12 that help the air quality.

13 **COMMISSIONER BURKE:** Right, well, that is what I  
14 am trying to get here.

15 Now, the San Diego Air District has also got an  
16 active tree program. I think that, if the maker of the  
17 motion would agree, that they should be directed to work with  
18 the San Diego Air Quality District in making sure that these  
19 trees are the appropriate trees to provide relief for the  
20 problem we are talking about here.

21 **COMMISSIONER HUESO:** Yes, and we also have a  
22 program within our city that identifies trees that --

23 **COMMISSIONER BURKE:** Well, I've heard your tree  
24 program is a little shaky.

25 **COMMISSIONER HUESO:** No, no, don't criticize our  
tree program. It is a great program --

**COMMISSIONER BURKE:** I think --

**COMMISSIONER HUESO:** -- as long we get trees in  
the ground --

**COMMISSIONER BURKE:** I think Commissioner Hueso  
has covered everything appropriately.

**CHAIR KRUEER:** Okay, with that, we are going to  
take a 10 minute bio-break, and we will be back to keep  
proceeding.

[ Recess ]

**CHAIR KRUEER:** We are ready to proceed where we  
left off.

Commissioner Burke has another question, and then  
we go to Commissioner Reilly, then Commissioner Neely, then  
--

**COMMISSIONER BURKE:** Actually, I don't have a  
question.

I was reminded during our break that I should have  
inserted in there, in the motion, that they are native and  
not invasive trees that are planted in this forestation  
program.

**CHAIR KRUEER:** Okay. Is that acceptable to you,  
too, Commissioner Hueso?

**COMMISSIONER HUESO:** Yes.

**CHAIR KRUEER:** Okay, thank you.

1 Commissioner Reilly, and thank you for your  
2 patience, sir.

3 **COMMISSIONER REILLY:** Thank you, Mr. Chairman.

4 In one of my other lives, I sit as a member of the  
5 board of directors of a Northern California water agency, and  
6 earlier this year, in order to protect listed fish species,  
7 the State Water Board ordered us to achieve a 15 percent  
8 reduction in water use among our 600,000 customers.

9 Through an aggressive public outreach program we  
10 were able to achieve a voluntary reduction of 19 percent in  
11 our region. So, I know what it is to face the challenge of a  
12 reduced domestic water supply and I commend San Diego for  
13 seeking to diversify its water supply, reduce demand, and  
14 lessen its reliance on imported water.

15 Fully 20 percent of all energy used in California  
16 involves moving water from one location to another. Also  
17 know that conservation, reuse, and desal are not mutually  
18 exclusive in a comprehensive water plan.

19 Having said that, I have the task of determining  
20 this project is consistent with our State Coastal Act. We do  
21 rely heavily on our staff for direction and guidance in these  
22 matters. With the largest desal facility ever proposed in  
23 our country before us, we have a tremendous responsibility  
24 to get this right. So, when our Executive Director cites a  
25 lack of information for full analysis, characterizes the  
proposal as premature, it makes it very difficult, for me at  
least, to move forward in approving this project.

Receiving 200-plus pages from the applicant and  
opponents on the day of the hearing doesn't help either. We  
do not yet have benefit of the independent findings from  
either State Lands relative to the energy issues, or Regional  
Water Board relative to the marine life mitigation program,  
and there are other aspects of the project that require  
greater clarity in my mind.

Commissioner Hueso's motion is not one that I can  
support. Staff --

[ Audience Reaction ]

Please, don't do that.

Staff put specific provisions in there to try to  
legalize an approval prior to having adequate information on  
either the marine life mitigation program, or the energy  
minimization, and greenhouse gas reduction plan. Those  
provisions, in my mind, were put in there in order to avoid a  
Sundstrom violation for the Commission. In removing those  
two provisions, and not having those two plans come back  
before this Commission, in my opinion, Commission Hueso has  
insured a Sundstrom violation, and I don't think he is doing  
his applicant a favor by doing that.

I would be reluctant to vote for approval, even  
with the full proposed staff conditions, in this case,

1 because I think, before we get that other information before  
2 us, and have the chance to analyze it, it really tilts the  
3 balance of this Commission to approve it without having that  
4 information. While I am very reluctant to vote for denial on  
5 this project, because I think there is a project here, there  
6 certainly is a tremendous need for it, the fact that we don't  
7 have the information before us, I would certainly support a  
8 continuance that would allow for time for them to provide the  
9 additional information and bring it before the Commission.

10 But, I can't support the motion before us. Thank  
11 you, Mr. Chair.

12 **CHAIR KRUEER:** Thank you, Commissioner Reilly.  
13 Commissioner Neely.

14 **VICE CHAIR NEELY:** I don't think I need to say any  
15 more.

16 **CHAIR KRUEER:** Okay.  
17 Commissioner Wan.

18 **COMMISSIONER WAN:** I have to say that I agree with  
19 you about the piles of information. This is, basically, what  
20 I have received in the last few days, and I received two  
21 binders like this from the applicant, two binders this size  
22 from the applicant on Monday afternoon, and another one  
23 yesterday. Now, I received it on Monday afternoon, Tuesday I  
24 spent traveling here, and Wednesday -- as you know, we were  
25 in meetings from 9:00 o'clock in the morning, until 11:00 or  
11:30 last night.

I think that everybody know that, generally,  
speaking I read everything. It is not possible for me to  
read this in any depth, because of the lateness of the sub-  
mission.

Let me say that I also recognize the need for  
desal as a part of a water portfolio for an area. But, this  
plant is not designed and sized to minimize its impacts on  
coastal resources. And, they could be minimized so that this  
project could be approved, but frankly, this project, as it  
is proposed, does not pass the test, the necessary test of  
30260. Is it coastal dependent, industrial facility? yes,  
but that doesn't mean that they don't have to meet the test  
of 30260 to minimize, among other things, their impacts.

The design of this is a major problem, and it is  
one of the primary things is the use of the current power  
plant's intake, rather than a subsurface intake, or other  
intake which would eliminate entrainment and significantly  
reduce sedimentation, and energy uses, because it would  
eliminate all pre-treatment.

I am not going to deal with all of the issues, the  
specific issues like sedimentation and cost, which I could go  
through. But, I am going to deal with entrainment and  
energy.

I am not a legal expert, and I don't know if the

1 court EPA ruling under the Clean Water Act applies legally to  
2 this, but the impacts of this facility have got to be the  
3 same. How can you say that this causes insignificant  
4 impacts, but once-through cooling is so damaging it doesn't  
5 pass muster on the court ruling. This is the same intake,  
6 and the same results, biologically.

7 And, I might add that the Porter Cologne Act does  
8 apply to this facility, and it requires the use of best  
9 available site design technology and mitigation measures.

10 The entrainment study really bothers me. We did  
11 not receive a full study, and when I have scientific studies,  
12 I read them, because I want to be able to look at them and  
13 analyze them. A summary, and conclusions, is not an adequate  
14 study. I can't look at the protocols. I can't determine --  
15 or the data to determine how it was done, and whether it was  
16 appropriate.

17 And, I have to tell you that based on some of  
18 their conclusions, I really do question this study. The  
19 conclusion, for instance, that planktonic organisms  
20 experience a high natural mortality rate -- which is true,  
21 okay -- and that this is simply similar to what happens in  
22 nature. Folks, this is not in place of the natural  
23 mortality, it is in addition to it. Removing the equivalent  
24 of the natural process, effectively, doubles the predation  
25 rate.

They also state that cropping via entrainment is  
beneficial, in that it allows remaining individuals to have  
less competition. Any kindergartner knows this is contrary  
to nature's reproductive strategy for planktonic organisms.  
They require high numbers for their species to survive. They  
are subject to predation. If you remove or crop them, their  
low percentage of survival doesn't increase, it is just the  
small percentage of a smaller number, and it is probably, in  
certain species, not sufficient for the species to survive.

And, then, there is the impact along the entire  
food chain when you remove the plankton, which is the bottom  
of the food chain, rather than having it removed through  
predation, so you have a domino effect here, and to say that  
this is insignificant when all of the studies elsewhere have  
determined that entrainment is not insignificant. That is  
why once-through cooling power plants are being phased out.

So, this is very troubling, okay, and apparently  
-- and the study was done, for example over a 6-month period,  
and not over a year, that is what I understand, and that is  
not adequate. You need to look at these things through their  
full life cycle.

But, again, I don't have the data. I can't really  
analyze it, and that lack of information means that I don't  
really know -- nor does anybody else on this Commission know  
whether the 37 acres or 41 acres -- whatever it is that they

1 propose as mitigation for these impacts -- is adequate. How  
2 do I know that? Before I can even determine anything about  
3 the mitigation plan, I need to know what the impacts are. I  
don't have a baseline. I have no detail in their proposal --  
not sufficient detail.

4 You have heard from staff that they can't just go  
5 into the San Dieguito Lagoon and say, "Okay, well, we are  
6 going to deal with this aspect of the permit." There is no  
7 detail about the habitat types that they are going to be  
8 dealing with, whether this is mitigation in kind, for the  
9 kind of impacts caused by this facility? or what the  
10 performance standards are? what the monitoring is? You can't  
11 approve additional mitigations at San Dieguito without full  
review.

12 It also relies on the approval of the plan by the  
13 Water Quality Board, and I have to say this, since when is a  
14 habitat mitigation measure the purview of the Water Quality  
15 Board? These are not water quality standards, and it is not  
16 inappropriate for them to review and approve the plan. In  
17 the very least, that plan needs to come to the Commission for  
review and approval.

18 And, to say that we don't have the authority,  
19 Section 30230 of the Coastal Act states:

20 "Marine resources shall be maintained, and  
21 where feasible restored, and uses shall  
22 maintain healthy populations of all species  
23 of marine organisms."

24 And, even more to the point, Section 30231 states:

25 "The biological productivity of coastal waters  
shall be maintained through, among other means,  
minimizing the adverse effects of entrainment."

Can't be more specific that this is our jurisdiction. It  
says so.

Frankly, this just doesn't meet any of the tests.  
You have to minimize the entrainment under Section 30260. We  
don't even know what is going on, and we don't have the  
information to make an informed decision.

Let's look at energy use, and skip through some,  
okay? The issue here is not just the carbon footprint. The  
issue is the requirement in the Coastal Act to minimize  
energy usage. Under 3025 -- I think it is 3 -- Section 4, it  
requires the Commission to minimize energy usage. I don't  
see enough analysis, or enough information in this to know  
that that is the case, and I certainly don't see enough  
information, and I did read the carbon footprint part of  
this, to know that these are all nice possible ways to reduce  
carbon footprint, but it is a suite of possible things. It  
is not specific.

And, again, I don't have enough information to  
really know what that carbon footprint is, or what the energy

1 usage actually is. They ask for credits for the carbon  
2 reductions for offset of imported water, but we have no  
3 guarantee that that will occur. There are ways to make  
4 certain this is the case, but I don't believe those  
5 mechanisms are in place at this time, and therefore, I don't  
6 know how you can use that as a carbon savings, if it is not  
7 guaranteed.

8 There is a whole bunch of information that is,  
9 simply, not available to us, to make our decision. And,  
10 again, when I looked at their nice suite of possible carbon  
11 reduction things, and I go to Appendix A, and they talk about  
12 high efficiency ERDs, the project could install a high  
13 efficiency ERD. That is what it says in what they handed me  
14 in what I got on Monday.

15 Okay, in addition to the high energy ERD, it is  
16 likely the most cost efficient option to reduce the energy of  
17 the project -- I get a lot of "may", and "might", and  
18 "should". This is not a specific program that you can rely  
19 on. This is premature. It is not ripe for approval. I  
20 really wish that in this time, that you had taken the time to  
21 come in, make the changes to your project, to make it  
22 approvable, because it could be approvable with some changes  
23 to it, but it is just not approvable now, and one of the  
24 principal reasons is because we don't have adequate  
25 information to make an informed decision. And, I don't know  
how you get around that in this hearing.

First, you must minimize the impacts, and then you  
mitigate for them. We don't know what all of the impacts  
are. We certainly -- you haven't minimized them, and we  
don't know about the specifics of the mitigation. And, if  
you don't have an appropriate baseline, whether it is  
entrainment, or carbon footprint, or energy use, whatever you  
want to call it, you can't know how to mitigate it.

And, again, I would love to be able to approve a  
desal project that would work, but this one doesn't.

**CHAIR KRUEER:** Commissioner Thayer, I had you down.  
Did you want to speak at this time?

**COMMISSIONER THAYER:** I think I will wait -- [voice  
fades out of hearing range, not on microphone]

**CHAIR KRUEER:** Okay, Commissioner Blank.

**COMMISSIONER BLANK:** Thank you, Mr. Chairman.

While I appreciate all of the reasons presented  
why this plant is necessary for the people of San Diego, I  
think the issues facing me as a Commissioner, whether the  
project is in compliance with the Coastal Act Section 30230  
protection of marine resources, and 30231, biological  
productivity, which Commission Wan has covered both of those  
extensively, so I won't, but also 30233(a) dredging of a  
estuary, and Section 30253, energy use and greenhouse  
emissions.

1 It has been about a half century since the state  
 2 embarked on infrastructure growth of this scale, in that  
 3 during that time we built 20 state universities, we connected  
 4 the state with 50,000 miles of highways, for water resources  
 5 34 lakes and reservoirs, 25 dams, 20 pumping plants, and a  
 6 state water project with 700 miles of canals and pipelines.  
 7 And, now that the 2005 update of the California's state water  
 8 plan is reinvesting in our water infrastructure, we are  
 9 reengaging the private sector as partners in this effort, and  
 10 I think this project is an example of that.

11 I, personally, think public-private partnerships  
 12 could be good for everyone; however, in the U.S. only 15  
 13 percent of the population buys water from privately owned  
 14 utilities. I think we are about to find out the consequences  
 15 of putting water -- historically thought of as part of the  
 16 public trust -- into private hands for a major metropolitan  
 17 area.

18 It took decades to understand the consequences of  
 19 spanning the state with concrete, and building nuclear power  
 20 plants on the coast, and as we found out when we deregulated  
 21 electricity in California, there are risks when you put  
 22 pricing for critical services onto market rules. In this  
 23 case, we are going to depend on the PUC and the Regional  
 24 Water Boards to manage these rules.

25 So, I support this project in concept, however,  
 given what I have heard in the last hour, I am troubled by  
 the applicant's and some of my fellow Commissioners'  
 suggested conditions, particularly 8 and 10 in the motion  
 proposed, which for those of you who know my history, kind of  
 strips me, as a Commissioner, from oversight of this project,  
 and I just have an issue with that.

Hopefully, after my questions -- which I am going  
 to follow with this -- and some conditions I want to proposed  
 I could support this proposal.

So, let me start with my first question, and this  
 is for my fellow Commissioner Thayer, one of the things that  
 struck me was that someone had mentioned that the applicant  
 provided you with a contract with the power plant to the  
 State Lands Commission, is that correct?

**COMMISSIONER THAYER:** That is.

**COMMISSIONER BLANK:** And, did the Coastal  
 Commission get that same contract?

**STAFF ENVIRONMENTAL SCIENTIST LUSTER:** No,  
 Commissioner, we didn't.

**COMMISSIONER BLANK:** Did we ask for it?

**STAFF ENVIRONMENTAL SCIENTIST LUSTER:** Yes, in  
 several request letters.

**COMMISSIONER BLANK:** Can the applicant come up and  
 explain that, please, and I understand you asked the -- just  
 to make sure that I understand, you asked State Lands to sign



1 a non-disclosure because of some proprietary technology,  
2 which we do all of the time for oil and gas leases, so why  
wasn't that provided to our staff.

3 **MR. MAC LAGGAN:** [ Inaudible ]

4 **CHAIR KRUEER:** Could you come speak into the  
microphone.

5 **COMMISSIONER WAN:** It is not on.

6 **CHAIR KRUEER:** I think it is on.

7 **MR. MAC LAGGAN:** Can you hear me?

8 **CHAIR KRUEER:** No.

9 [ Pause ]

10 Go ahead.

11 **MR. MAC LAGGAN:** Can you hear me now?

12 **COMMISSIONER BLANK:** Yes.

13 **MR. MAC LAGGAN:** Very good.

14 **COURT REPORTER:** May I have your name for the  
record, please.

15 **MR. MAC LAGGAN:** Peter MacLaggan, Poseidon  
Resources.

16 We provided staff, the Coastal Commission staff, a  
17 copy of the short form of the lease, which is still a pretty  
18 hefty document, that shows all of the our rights to use the  
19 property within the power plant, the leasehold itself, the  
20 easements within power plant, and all of the aspects of that  
21 lease. The effect of Coastal Act considerations are  
22 contained within that document.

23 The interests of the State Lands transcended that  
24 level of information. They needed information that got into  
25 the business arrangements between us and the power plant,  
because it effected our ability to use the state property,  
specifically, the intakes, so we shared that part of the  
document that was considered proprietary, with the Lands  
Commission, under a confidentiality agreement.

**COMMISSIONER BLANK:** So, I am still confused, and  
the answer is you decided that you didn't want to provided  
information requested by our staff?

**MR. MAC LAGGAN:** We gave your staff the  
information that they requested that was applicable to --

**COMMISSIONER BLANK:** Who made that decision,  
whether it was applicable? you or them?

**MR. MAC LAGGAN:** We did.

**COMMISSIONER BLANK:** Thank you.

And, then, is the representative of the  
construction team still here? or any of the contractors who  
are actually going to be building the facility? Can the  
applicant -- is that -- great.

**MR. SHEA:** Yes, sir, for the record, Andy Shea,  
Accona Aqua.

**COMMISSIONER BLANK:** Great, can you tell me what  
you learned from the desal plant in Tampa? lessons learned?



1           **MR. SHEA:** Lessons learned, lessons learned, as  
2 the co-partner down there, with our partners in American  
3 Water we -- as you learn the value of having an important  
4 owner, Tampa Bay Water, that worked with us in overcoming  
5 some significant challenges, intermediating the desal plant,  
6 which had not passed its acceptance test in 2003, we came on  
7 in 2004 within the partnership, and in a very short period of  
8 time came out onto the site and remediated to the treatment  
9 system, the RO system, and upgraded a number of errors that  
10 had sufficient deficiencies that were created by the turnkey  
11 contractor that was asked to leave the site.

12           **COMMISSIONER BLANK:** Was pre-treatment one of  
13 those issues?

14           **MR. SHEA:** Sand filtration was an issue, that is  
15 correct.

16           **COMMISSIONER BLANK:** Was it to do with the static  
17 mixer, or the baffle wall?

18           **MR. SHEA:** The static mixer was not included by  
19 the previous contractor. That is an item that we remediated  
20 for the fair-chloride system.

21           Your other question was related to the which ball?

22           **COMMISSIONER BLANK:** Was there a baffle ball? was  
23 there a baffle ball?

24           **MR. SHEA:** The baffle ball, can't help with that.

25           **COMMISSIONER BLANK:** Okay.

**MR. SHEA:** We did a significant rehabilitation of  
the two-stage sand filtration system into a single-stage  
system, and put in a diatomaceous earth polishing system.

          And, as my colleague from American Water stated,  
we just passed the 15-day acceptance test in flying colors.  
The normal rating of the facility is 28 million gallons. We  
produced 29 million gallons on a sustained basis.

**COMMISSIONER BLANK:** Great, thank you.

**MR. SHEA:** Thank you.

**COMMISSIONER BLANK:** And, is the representative  
from the Carlsbad Water District here? thanks.

          And, explicitly, I am not picking on you. You  
just happen to be the largest purchaser, and while you are  
up, let me just ask my fellow Commissioner Scarborough.

          Commissioner Scarborough, are water purchase  
agreements public documents, as far as you know?

( Continued )

1                   **COMMISSIONER SCARBOROUGH:** You are asking me? As  
2 far as I know, if the district is public those documents are  
3 public.

4                   **COMMISSIONER BLANK:** Great, is the water purchase  
5 agreement available to this Commission?

6                   **MR. STONE:** Sure, upon request.

7 By the way, I am Mark Stone, general manager.

8                   **CHAIR KRUEER:** Yes, thank you.

9                   **COMMISSIONER BLANK:** Do we have a copy of the  
10 district's water purchase agreement?

11                   **MR. STONE:** Yes, Poseidon provided several of the  
12 --

13                   **COMMISSIONER BLANK:** Good.

14                   **MR. STONE:** -- we don't have all of the APFs --

15                   **COMMISSIONER BLANK:** Good, and in reading your WPA  
16 -- at least the part that was posted in your board minutes --  
17 it assumed you received a \$250-acre subsidy, in that still  
18 correct?

19                   **MR. STONE:** Yes, sir.

20                   **COMMISSIONER BLANK:** And, where are you in that?  
21 and what is the criteria for generating that subsidy?

22                   **MR. STONE:** I would probably have to defer that to  
23 the county water authority, they are our member. As a member  
24 agency, the county water authority, they are pursuing that  
25 with the Metropolitan Water District --

**COMMISSIONER BLANK:** But, that is connected with  
the Poseidon purchase -- or water purchase, a water purchase  
contract?

                  And, when I read the top level bullets of the WPA  
it said if Poseidon determines the water rate set under the  
pricing section of the WPA are insufficient to implement the  
private seawater desal project, Poseidon may terminate the  
WPA, is that still correct? or Poseidon? yes, correct?

                  Where is the -- it is okay, there is no wrong  
answer. I am just trying to figure this out.

                  Is there a term when the district -- let's say the  
price goes too high, can the district terminate the contract?

**MR. STONE:** You know, I am the general manager of  
the water district, but I am very new to the district --

**COMMISSIONER BLANK:** That is okay --

**MR. STONE:** -- and I think --

**COMMISSIONER BLANK:** -- is there someone from --

**MR. STONE:** -- Mr. Jim Elliott, I think is --

**COMMISSIONER BLANK:** -- the water district who can  
answer.

**MR. STONE:** -- more familiar than I am.

**COMMISSIONER BLANK:** Okay, you can tag team this  
thing.

**MR. ELLIOTT:** Good evening, Jim Elliott, Deputy  
City Manager for the City of Carlsbad.

1           **COMMISSIONER BLANK:** So the question is, can you  
2 terminate the contract with Poseidon if the price goes up?

3           **MR. ELLIOTT:** Actually, our price is fixed. Our  
4 price that we will pay is actually pegged at the amount we  
5 would have paid to the San Diego County Water Authority for  
6 that same amount of water. The price we will pay is fixed.  
7 We don't have any risk in price.

8           **COMMISSIONER BLANK:** Perfect, all right, and is  
9 that true --

10           **MR. ELLIOTT:** That is for all of the agencies.

11           **COMMISSIONER BLANK:** All of the agencies. All of  
12 the agencies have the same contract.

13           **MR. ELLIOTT:** Perfect, thank you.

14           And, now, I'm done. Can I get a Poseidon  
15 representative?

16           So, I know that this is not an outcome that most  
17 executives of private companies tend to consider, but I'll  
18 just ask you to fantasize on something that isn't going to  
19 happen, but if you go Chapter 11, that is bankrupt, who  
20 cleans up the site?

21           **MR. WINROW:** Walter Winrow, with Poseidon  
22 Resources.

23           There are several protections available in the  
24 event of that type of a financial dislocation, a Chapter 11.  
25 First of all, is that we structure all of our projects on a  
stand-alone basis, so they are, contractually, structured on  
a stand-alone basis. They are financed on a stand-alone  
basis, and they are not crossed collateralized as other  
projects --

**COMMISSIONER BLANK:** So, there is a private  
offering for each desal facility?

**MR. WINROW:** Not necessarily a private offering,  
but the contracts are held at the project level. And, so, if  
there were a bankruptcy at the parent company level, there  
would be some protections from that trickling down to the  
project company.

          However, if that were to occur, there are two  
additional protections. First of all, under our water  
purchase agreements with the City of Carlsbad, the City of  
Carlsbad, at its option, can either step in and operate the  
plant to its benefit, or it can take over ownership of the  
plant, again, at its discretion.

          To the extent that, for whatever reason, the plant  
didn't work, or nobody stepped in to that role, then we are  
obligated to clean up the site, remove the facility, and  
return the property to a free and clean circumstance.

**COMMISSIONER BLANK:** But, certainly, in Chapter 11  
there are lots of creditors who might disagree with your  
priority use of funds.

**MR. WINROW:** And, what we are required to do is

1 post a security in the form of either a letter of credit, or  
2 a bond, irrevocable bond --

3 COMMISSIONER BLANK: Great, so I think the answer  
4 is you are going to provide a bond?

5 MR. WINROW: At the start of construction, and it  
6 --

7 COMMISSIONER BLANK: And, who is that with? is  
8 that with the Coastal Commission? with the City of Carlsbad?

9 MR. WINROW: That is with the owner of the  
10 property, because it is their property to --

11 COMMISSIONER BLANK: And, who is the owner of the  
12 property?

13 MR. WINROW: The power plant.

14 COMMISSIONER BLANK: The one we don't have the  
15 full agreement on?

16 MR. WINROW: That is true.

17 COMMISSIONER BLANK: That is correct, and was that  
18 description in the material provided to us? or the material  
19 you decided we shouldn't have?

20 MR. WINROW: I need to ask --

21 COMMISSIONER BLANK: That's okay --

22 MR. WINROW: -- my colleague --

23 COMMISSIONER BLANK: -- thank you, no, let's just  
24 move on.

25 In the staff's description of project costs and  
price for water purchase on page 17, footnote 16, can someone  
just look that up and tell me whether that is generally  
correct? page 17, footnote 16? that was the staff's estimate  
of project costs, and then the price for water purchase  
agreements. I just want to make sure that is correct when I  
look at these numbers, because I am going to go through that  
in a second.

And, my apologies to the rest of the Commission.

COMMISSIONER POTTER: F. Lee Bailey, and Fidel  
Castro, all at the same time.  
[ Laughter ]

COMMISSIONER BLANK: But, I am still breathing.  
Again, I just wanted to make sure that within the  
order of magnitude that the staff, since they have been  
telling me they couldn't get the data from you, or I just  
want to make sure that was semi-relevant data, and you guys,  
why don't you come back up, and maybe some part of the team  
could look at that while we are still talking. I have plenty  
of questions to keep us busy.

Will somebody look at that, because it just brings  
me to my next question. If you are a for-profit company, I  
am just confused, because I am, obviously, interested in how  
you stay in business, because it is now my interest as well  
as yours. If you are providing water at cost, and your costs  
are higher than your delivery, help me through just the --

1 there must be some secret sauce here. What is it about?

2 **MR. WINROW:** We expect that this project will be  
economically attractive investment for our shareholders, and

3 **COMMISSIONER BLANK:** But, how? but, I mean,  
4 obviously, you have assumed the price per gallon to complete  
the project?

5 **MR. STONE:** Like any business, we, in fact, invest  
in our production facilities, based on what our expectations  
6 are, that the future price of our product can bear on the  
market place, and so our expectation is that the price of  
water will go up in San Diego County, rather than down --

7 **COMMISSIONER BLANK:** That is what I would expect,  
8 but what I thought I heard the water district say is that  
they have fixed price contracts, that the water price won't  
go up.

9 **MR. STONE:** No, the have a contract that has a  
fixed priced with identified escalations for --

10 **COMMISSIONER BLANK:** Thank you.

11 **MR. STONE:** -- example, inflation --

12 **COMMISSIONER BLANK:** And, what else?

13 **MR. STONE:** -- and there is one escalator for  
inflation, and another for the cost of electricity, but the  
price is capped at what the district would have otherwise  
paid for water --

14 **COMMISSIONER BLANK:** Okay, okay --

15 **MR. STONE:** -- plus the \$250.00 financial  
incentive from the Metropolitan Water District.

16 **COMMISSIONER BLANK:** Great, this is very helpful.  
I'll just try to move on quickly, and to the rest of the  
Commissioners, I am almost done.

17 Just an observation, and correct me if my thinking  
is incorrect, but as a business, your job is to maximize the  
output of profit, right? 24/7 this plant needs to run full  
18 bore? It doesn't make any sense to mothball the plant, and  
someone else claimed why don't we just run it -- that is your  
19 business, right?

20 **MR. STONE:** About half of the cost of our  
operations are fixed costs --

21 **COMMISSIONER BLANK:** Yep.

22 **MR. STONE:** -- and so it makes sense for us to  
operate at --

23 **COMMISSIONER BLANK:** Got it, so having another  
incentive, not on your side, but somewhere else down --  
excuse the pun -- in the pipeline, to reduce the use of your  
product, like water conservation, and using reclaimed water,  
24 seems just fundamentally in conflict with a for-profit, and I  
would just like -- at least, that is on first observation  
25 that would be true, and so educate me why that is not the  
case?

1           **MR. STONE:** Well, there are several aspects to  
2 that. First of all, what is performed by the local water  
3 agencies, and regional water agencies, in terms of their  
4 portfolio of resources, and the programs that they put in  
place to incentivize conservation, or make investments in  
recycling, really resides on their side of the ledger. It is  
their responsibility.

5           Our role, in this process is to treat water, and  
6 provide it at our delivery point to the local water agencies,  
and so it would represent a part of their larger water  
resource plans.

7           **COMMISSIONER BLANK:** Got it, so if I could  
8 interpret that which was a great answer, is that you are  
9 providing gas at \$.29 a gallon, and whether people decide to  
drive a lot, it is not -- I mean you are the water supplier,  
and it is up to the districts to put the conservation  
measures in place, as to the regional water districts and the  
PUC, is that correct?

10          **MR. STONE:** That is an accurate representation.

11          **COMMISSIONER BLANK:** And, finally, to what size is  
this plant designed to be expanded?

12          **MR. STONE:** Pardon me?

13          **COMMISSIONER BLANK:** Is the -- let me -- I am just  
assuming that the plant is designed not to be expanded? is  
that correct or incorrect?

14          **MR. STONE:** That is correct, it has the capacities  
that are --

15               Pardon?

16               Oh, it is designed not to be expanded. I am  
sorry.

17          **COMMISSIONER BLANK:** Okay, all right, good.

18          **MR. STONE:** Let me be clear, because obviously I  
misunderstood, the --

19          **COMMISSIONER BLANK:** Well, either expanded --

20          **MR. STONE:** -- facility is designed for 54 million  
gallons per day, in total capacity without any capability for  
expansion.

21          **COMMISSIONER BLANK:** Great, and I have just one  
question for Mr. Zbur, if you can.

22               Thank you, so much. You have been very patience.

23               I thought, when I took ex parte -- and correct me  
if I misheard -- was when I asked whether the applicant would  
come back to the Commission when the power plant stops in  
2010, can you remind me what you represented? I just don't  
want to put words in your mouth.

24          **MR. ZBUR:** Well, I think what we said was when the  
power plant does cease operations, it is likely that there  
would be physical modifications that would be required, which  
would be considered development under the Coastal Act, and to  
the extent that is the case, we would need to come back to

1 the Commission.

2 **COMMISSIONER BLANK:** Right, so, if that occurs in  
2010 you would be back to the Commission if you had to  
physically modify the intake?

3 **MR. ZBUR:** That is right.

4 **COMMISSIONER BLANK:** But, since we don't have that  
power plant contract, we don't know whether it says that  
plant will end in 2010, or what the economics are, et cetera,  
5 right, so that is a critical piece of information we are  
missing, or would you call it financial arrangement?

6 **MR. MAC LAGGAN:** Mr. Blank, with respect to the  
lease provisions, and our ability to use the infrastructure  
with the power plant -- my name is Peter MacLaggan, with  
Poseidon Resources -- it contemplates that the power plant is  
8 not operating. The power plant has the ability to operate  
the cooling water pumps for our purposes.

9 To the extent that the cooling water pumps  
continue to be available, we can continue to use them in that  
10 mode. Should they make some business decision to eliminate  
that system, and we need to go back and modify the system so  
11 we can continue to operate, that would cause us to also need  
to go back to the City of Carlsbad, go through a land use  
12 process, CEQA compliance, come back to the Coastal Commission  
with Coastal Act compliance, a subsequent Coastal Development  
13 Permit.

14 **COMMISSIONER BLANK:** Okay, that was helpful, thank  
you.

15 Yes.

16 **COMMISSIONER BURKE:** In your lifetime have you  
ever heard of a power plant shutting down?

17 **COMMISSIONER BLANK:** Yes.

18 **COMMISSIONER BURKE:** Within the last decade?  
because, let me tell you, I have only been on the south coast  
--

19 **COMMISSIONER BLANK:** Humboldt County.

20 **COMMISSIONER BURKE:** -- well, I am talking about  
where people live, big populations, okay?

21 **COMMISSIONER BLANK:** I think Commissioner Neely  
would take exception to that.

22 **COMMISSIONER BURKE:** Right, sorry, Bonnie, didn't  
mean it.

23 In south coast, we are always struggling to get  
power plants to shut down, but rather than shut down, they  
will update their technology to meet the current requirements  
so they can keep generating power. The chance of a power  
24 plant shutting down in San Diego, unless there is a  
catastrophe, I think is --

25 **COMMISSIONER BLANK:** So, Commissioner Burke, I  
think that maybe makes my point, in that, if the plant never  
shuts down then there is no coming back to the Commission for

1 redoing the intakes.

2 And, I am almost done, if I can, Commissioner  
3 Burke.

4 So, as I said, I am looking to support this thing.  
5 Given the performance in Tampa I would want a stronger  
6 performance bond language. I think the applicant's request  
7 for Items 8 and 10 just kind of leave me a little cold about  
8 my authority as a Coastal Commissioner, and as I said, I am  
9 trying real hard to like this. So, those are kind of my  
10 comments, and I would like to see where this goes for the  
11 rest of the Commission.

12 So, thank you for indulging me, and I am sorry I  
13 exceeded Ben Hueso's time.

14 **CHAIR KRUEER:** Commissioner Clark.

15 **COMMISSIONER CLARK:** Well, thank you, Mr. Chair.  
16 Let me first state that I will not take the amount of time  
17 that my colleagues have taken -- although I don't critique  
18 it, because quite frankly, I think it has been useful.

19 Let me also state, from this Commissioner's  
20 perspective, a desalination facility for San Diego County is  
21 an absolute positive move, in terms of augmentation to your  
22 capability of water, so I support it, in general.

23 The issue that I see, right now, based upon what  
24 is before us, is that this facility, at this time or not, but  
25 let's take the premise that it is this facility at this time,  
staff was asked at the beginning of this meeting to present  
to the Commission some draft special conditions, in case the  
Commission, as a whole, majority of the Commission wanted to  
move forward with approval of this project. They have done  
that.

We have also gotten from the applicant their  
reaction to those conditions -- and this has been in virtual  
real time, okay. So, where do we sit tonight, at 8:30 with a  
meeting that started at 8:00 a.m? We sit with what I call  
some dispirit special conditions that are really the lynch  
pin as to whether or not I think this Commission could move  
forward on this particular project at this time.

And, quite frankly, as far as I can see,  
Conditions 8 and 10, in particular, are really problematic,  
because it really does take away this Commission's  
prerogative, in terms of energy, and in terms of marine  
impact mitigation plan review. I am, frankly, not willing to  
do that, okay.

Our Chair is very known to say, upon occasion,  
that the devil is in the details, and I agree with him. I  
agree that the devil is in the details, and we have, in my  
opinion one of two options here. We have the option of  
spending the next, probably 3 to 4 hours of going through  
every one of these conditions to reconcile what staff has  
presented to us, and what the applicant has in rebuttal, and



1 trying to, on the dais, craft new positions, revised  
2 positions, or accepted positions, or we can continue this  
matter.

3 And, quite frankly, my sense of it is we are far  
4 better off if we continue this matter with the understanding  
5 that we want to bring resolution to it in a timely manner.  
But, I am willing to stay here, and go through the  
conditions, and resolve the condition disparities, but that  
is what I see is on the table right now.

6 Thank you.

**CHAIR KRUEER:** Thank you, Commissioner Clark.  
Commissioner Shallenberger.

7 **COMMISSIONER SHALLENBERGER:** Yes, I have two  
8 different questions, kind of areas.

9 One is, to my fellow Commissioner Thayer, what is  
the State Lands role in this, and your process and your  
timing, and all of that. We haven't really talked about  
that.

10 **COMMISSIONER THAYER:** It was because I figured you  
11 would ask that question that I waited.

12 **COMMISSIONER SHALLENBERGER:** You and I have worked  
together a long time now.

13 **COMMISSIONER THAYER:** And, I do think it is  
appropriate that I do outline that, because the function of  
14 the State Lands Commission sitting on this Commission is to  
provide coordination between the activities of the two  
Commission, so that we can be coordinated, and not imposing  
15 conditions that are impossible to meet because they are in  
conflict, and this sort of thing.

16 Our Commission heard this October 30 in San Diego.  
It was the week after the fires, and at the request of some  
17 of the opponents, who had, in fact, been evacuated in those  
fires, the Commission decided, even before the hearing, that  
18 it was not going to make a decision at that hearing, to  
afford more time to the interested parties to further analyze  
the project.

19 But, we took extensive testimony, almost as long  
20 as this, and the Commission directed staff to investigate  
some additional details, and not surprisingly they are, in  
21 essence, the subjects of 8 and 10 before the Coastal  
Commission today, because -- as the Lieutenant Governor said,  
22 the Chair of our Commission this year -- what is the who,  
what, why, when and where of mitigation of the 37 acres.  
23 Where is it going to occur? how do we know it is going to  
occur? when is it going to occur? He wasn't satisfied with  
24 the details either, so asked that that be nailed down before  
it came back to our Commission.

25 And, a second issue is the carbon neutrality,  
which had been promised by Poseidon, at least -- maybe not  
for the first time -- but, very publicly in an email that I

1 think went out the Friday before our meeting, in which  
2 Poseidon said they were going to make their project carbon  
3 neutral. And, again, there was quite a bit of discussion at  
4 the State Lands Commission meeting about that, some  
5 discussion about what priority? what order that would be done  
6 by Poseidon? but, also questions to staff, and basically the  
7 direction from staff nailed this down. There is a great  
8 disparity between the carbon footprint we had calculated in  
9 coordination with Coastal Commission staff, and what Poseidon  
10 had developed. And, the 815 pounds per megawatt hour that we  
11 use -- instead of the 500 -- was what the Energy Commission  
12 staff had encouraged us to use.

13 So, we didn't go to San Diego -- just like Coastal  
14 Commission staff, we didn't go to the San Diego District, but  
15 we did go to the ARB and we did go to the Energy Commission,  
16 we not expert in this, and we needed some help. But, since  
17 then we are not quite sure that is the right number.

18 So, I am speaking too long here, but basically the  
19 exact same issues you are talking about, our Commissioners  
20 were not satisfied, and asked staff to investigate this  
21 before coming back.

22 The original direction was to come back December  
23 3, but there was some understanding that -- which is our next  
24 scheduled meeting of the State Lands Commission in Sacramento  
25 -- but there was some discussion as well, both at the  
meeting, and afterwards, that the Commissioners want it done  
right, and that it could take longer than that to put  
together those answers.

26 **COMMISSIONER SHALLENBERGER:** And, does the State  
27 Lands Commission take similar action to the Coastal  
28 Commission, as in you can approve something with conditions?  
29 so your Commission might put conditions on the permit related  
30 to the substance of 8 and 10?

31 **COMMISSIONER THAYER:** Yes, and I think it will.

32 **COMMISSIONER SHALLENBERGER:** Okay.

33 **COMMISSIONER THAYER:** In fact, it is clear that  
34 they will.

35 **COMMISSIONER SHALLENBERGER:** Okay.

36 **COMMISSIONER THAYER:** Of course, we operate with  
37 leases rather than permits, because we are, basically,  
38 leasing out property, rather than regulating it, and so the  
39 conditions generally go on leases, although occasionally  
40 there is one that is more floating.

41 **COMMISSIONER SHALLENBERGER:** Okay, so now I turn  
42 to staff, and I guess I ask our legal counsel, if we were to  
43 approve this today, with whatever conditions on it, and State  
44 Lands -- who is actually the owner of this land, right --  
45 they took action after us, and put permits on it, would it  
need to come back to us to conform to them? What is -- it  
would.

1 So, why is this before us? don't we usually have  
2 the owner of the -- I mean, this is an unusual process to  
3 have the Coastal Commission -- don't we usually like to be  
4 last in these things, so that we know what everybody else's  
5 conditions are?

6 **CHIEF COUNSEL SCHMELTZER:** Often we do, however,  
7 occasionally, we will have a condition on that it must  
8 receive State Lands approval before our permit can issue.  
9 So, that has happened on occasion.

10 **COMMISSIONER SHALLENBERGER:** It leads me to think  
11 that this is part of being premature, that it is actually  
12 before us, so there is that.

13 And, the other question I have is to, I guess, Ms.  
14 Hansch, or whoever is the right one to ask, about how I am  
15 still concerned about what the proposal before us, on No. 8,  
16 and the mitigation for wetlands, particularly, which has a  
17 set number of acres, and so could you talk about how that --  
18 what we have already done with Edison? this Commission spent  
19 a lot of time working out the wetlands plan and formula with  
20 Edison, and how this compares as to what we asked Edison to  
21 do? I mean, it is in the same wetlands area, the mitigation,  
22 so it seems to me they should be --

23 **EXECUTIVE DIRECTOR DOUGLAS:** Before Susan answers  
24 that, I do want to address that, because what is being  
25 proposed, and what is on the table clearly would reverse  
decades of precedent and action by this Commission. It would  
also abdicate your responsibility under the Coastal Act,  
deferring that to the Regional Water Board, which sets  
standards, which is not the equivalent of a marine life  
impact mitigation program.

Relative to what we did at San Dieguito and SONGS,  
that is a very important question, and I will ask Susan to  
remind you what we did there, what you did, your predecessor.

**DEPUTY DIRECTOR HANSCH:** For the SONGS mitigation  
program, the Commission, on the basis of years of scientific  
evidence determined there were significant impacts from  
entrainment and impingement at SONGS, at the San Onofre  
Nuclear Generating Station, took that evidence based on lots  
of scientific advice, and determined how many acres of  
wetland mitigation were necessary to mitigate for the  
entrainment and impingement, so that was done.

Then you selected, based on many different  
locations for the wetland mitigation, that the site would be  
Dieguito.

Then, an environmental impact report was done, and  
covered the whole area for the San Dieguito project, and then  
you issued a separate Coastal Development Permit in 2005 for  
the San Dieguito project. And, in two different places in  
the original permit, where we determined the amount of  
mitigation, the Commission had very specific performance

standards so that the wetland mitigation met those standards, and actually we could prove that there was workable real mitigation.

And, yesterday -- I think it was yesterday, days have blurred -- but you approved the mitigation monitoring program, the independent monitoring program for the scientists that they go through this process with Edison, and they make sure that the performance standards are met.

And, I think it is critical that if anything is done at San Dieguito, for another company that is mitigating for entrainment and impingement, that it meets the same standards as Southern California Edison. It is fair, and it is based on scientific information.

The San Dieguito project, the overall plan, there probably is adequate acreage there that could be used, or at least some acreage that could be used by Poseidon, but they would need to determine what kind -- there are different elements in the wetland restoration projects, some deeper water, some salt marsh, different things that mitigate different kinds of impacts.

So, those are the sort of details that would need to be worked out, and that the conditions of the permit, they would have to have a separate permit for the mitigation, and they should be in harmony with the longstanding statements and work that you have done, especially, at the same site.

And, those are all things that could be done, but they could not be done in the way the applicant is suggesting that the permit condition be written.

**COMMISSIONER SHALLENBERGER:** Well, and it strikes me they can't -- this is repeating what has been said, but they also can't be done until we actually know what the impacts are of entrainment.

So, there is a circular problem here. We don't really know what the impacts are of entrainment, so we can't come up with a mitigation, so we can't look at it and make sure that it meets at least the same standards that we have done before.

So, it strikes me for a number of reasons, one is we don't know -- State Lands has said, Commissioner Thayer, that they are concerned with the same issues, but we don't actually know what they are going to do. We have a sense that they are going to put some kind of conditions on it, but what those conditions would be, exactly, we don't know. The odds that they are completely consistent with whatever we would do is not particularly, you know, who knows what the odds are? it would have to come back to us after that.

Absolutely, I am hearing from a number of Commissioners we don't want to give up the authority to look at the mitigation plan and make sure it is adequate, so you know, my preference is I would like to continue this, but

1 there may not be enough time to make a continuance worth-  
 2 while, and I don't know what the deadlines are here.

3 I am worried about the message of actually denying  
 4 it, because I absolutely, I mean a lot of the testimony today  
 5 made it sound like we were the water board and not the  
 6 Coastal Commission. I was, you know, the lead staff at the  
 7 Senate Water Resources Committee for 8 years, I know the  
 8 problems in San Diego. They are real, and they are long term  
 9 and they need more water. They need reliable water. They  
 10 need sustainable water. They need good water quality. And,  
 11 they need many, many different sources, conservation,  
 12 reclamation, and desal.

13 So, I wouldn't want -- my worry about a denial is  
 14 that it sends a message, perhaps, that this Commission is not  
 15 supportive of desal, and is not supportive of desal in San  
 16 Diego, and I haven't heard that from anybody up here at all.

17 But, this project is not ready to go, and I don't  
 18 think it is defensible in court, if we were to pass it the  
 19 way it is before us now, so.

20 If it were the will of the Commission to continue  
 21 it, how much time would that leave, to continue to work on  
 22 it?

23 **EXECUTIVE DIRECTOR DOUGLAS:** Well, under the  
 24 Permit Streamlining Act -- as you see on the front of your  
 25 staff report -- the 180th day is January 21. There is a  
 one-time 90-day extension that is possible with the approval  
 of the applicant, so that would have to be done, because I  
 can't see how a condition relative to the wetland and the  
 green house gas emissions could be worked out in that short a  
 period of time.

I think we can, if the Commission gives us  
 direction to do that, we would do that, but that is up to  
 you, and it is going to depend on what the applicant is  
 willing to do, relative to providing the 90-day extension.

**COMMISSIONER SHALLENBERGER:** Well, before there is  
 any sense from the rest of the Commission, if the Commission  
 wanted to do that, and if the applicant agreed to the 90-day  
 extension, is it doable in your workload? I mean, could you  
 -- that is actually not very much time.

**EXECUTIVE DIRECTOR DOUGLAS:** We would do the best  
 we could --

**COMMISSIONER SHALLENBERGER:** Okay.

**EXECUTIVE DIRECTOR DOUGLAS:** -- this is such an  
 important project, and hearing what the Commission is saying,  
 clearly, these are the two central issues, as I see it, and  
 if that is what you end up doing, we will spend the time  
 necessary to come back with conditions that, hopefully, we  
 and the applicant can agree with, but at least we would give  
 you conditions that give you more information, and would give  
 you a legal basis to act, at that time.

1                   **CHAIR KRUEER:** Commissioner Scarborough.

2                   **COMMISSIONER SCARBOROUGH:** Thank you, Chairman.

3                   I am here to help everyone know that the Resource  
4                   Agency, I think -- as personally presented to you back in '04  
5                   -- wholeheartedly supports desalinization, has since the day  
6                   I joined the administration, as an integral piece to the  
7                   broadened portfolio of the water supply critical for this  
8                   state, its economy, and its environment, and all of the  
9                   individuals and residents that we suppose so for granted,  
10                  turn on our faucet, and remember to turn it off while we  
11                  brush our teeth.

12                 The Resource Agency also supports this project,  
13                 wholeheartedly, and we are here to express that. We  
14                 understand, and I think best captured by Mr. Simmons -- who I  
15                 personally have respect for, having been around the block  
16                 with him for many years as a Sierra Club attorney challenging  
17                 the City of San Diego when I was there -- as he put it, at  
18                 least from my initial perspective, from a science perspect-  
19                 ive, we have what we need. They have a NPDES permit. There  
20                 was an EIR. The EIR was not challenged. Scripps scientists  
21                 have weighed in on this.

22                 I do hear, and do respect the concern that is  
23                 weighed in from the fellow Commissioners, on the concept of  
24                 the Marine Life Protection act -- I mean plan. That piece,  
25                 No. 8, to me is severable from -- also to my immediate left  
-- air. Air is different. It is changing by the hour. It  
is being created as we speak. The air board is different, I  
believe.

So, I think we are close. I represent an  
administration that is about action. We are close to this  
action. We are so close that I am not a motion maker, I am  
only here as ex-officio, but it seems to me that if it is  
within the ability of the applicants to give on 8, that maybe  
we could, like, have action here. Also, make the action  
contingent on this vote of -- also our sister agency -- the  
State Lands Commission. It is very precedential that this  
Commission takes action with conditions.

So, we condition it to have the confidence that is  
provided to the folks that are sitting up at this table, and  
take the action today.

Thank you.

**CHAIR KRUEER:** Did you ask him a question,  
Commissioner Scarborough?

**COMMISSIONER SCARBOROUGH:** Yes, sorry -- and they  
want me to turn my phone off, but I won't.

Will you, are you willing to --

**COMMISSIONER POTTER:** State people, wouldn't you  
know it.

**COMMISSIONER SCARBOROUGH:** -- are you willing to  
afford the Commission the opportunity to review and approve

1 the marine life protection plan -- if I am getting the words  
2 right -- mitigation plan.

3 **MR. ZBUR:** Rick Zbur, with Latham and Watkins.  
4 Let me suggest something that, hopefully, would be  
5 helpful to Commissioner Clark and Commissioner Blank, and  
6 others that have raised this issue.

7 In the first sentence of Condition No. 8, we would  
8 be willing to amend that so that it would read --

9 **CHAIR KRUEER:** Yours or is it staff?

10 **MR. ZBUR:** Ours, which I think is what is on part  
11 of the motion.

12 Prior to commencement of construction, the  
13 permittee shall submit to the Coastal Commission for its --  
14 to the Executive Director for his review and approval, a  
15 marine life mitigation plan, and then the period would end.

16 And, then if we would take out the "no less than"  
17 37 acres, so it is clear that it a 37-acre plan, and that it  
18 would give the Executive Director the ability to look at the  
19 protocol, the monitoring.

20 And, then, later on in the second section below,  
21 which has the Regional Board approving the site, we would add  
22 "the Regional Board and the Executive Director."

23 **COMMISSIONER SCARBOROUGH:** I am not the maker of  
24 the motion. I am merely asking the question, so I defer to  
25 my fellow Commissioners, who need to --

**CHAIR KRUEER:** Okay.

**COMMISSIONER SCARBOROUGH:** -- take it from here.

**CHAIR KRUEER:** Okay.

**COMMISSIONER HUESO:** I would like to ask --

**CHAIR KRUEER:** No, just a second, Commissioner  
Potter is next.

**COMMISSIONER POTTER:** Thank you, Mr. Chair, you  
know my ADD kicked in hours ago, and I think we are  
struggling with the same issue here, and that is 8 and 10. I  
don't think there is any level of comfort that, one, this  
Commission is interesting in ceding any of its authority, and  
I don't think I am particularly interested in just ceding our  
authority to the Executive Director, but back to the  
Commission, itself.

My issue with this, you know, 11th hour word-  
smithing is that it is prior to commencement of construction.  
My feeling is that would be prior to permit issuance, as is  
sort of standard procedure here.

There is a couple of things here that we have  
heard redundantly, and that is that the mitigations are just  
too vague, we have issues with that. And, the carbon  
neutrality issue, I think we can give directions to staff  
that 8 and 10 needs to be under the purview of the  
Commission, itself.

I see significant lack of detail, and I wouldn't



1 want to, necessarily, restrict the mitigation to 37 acres. I  
2 would strike the number entirely, and figure out what that  
mitigation is going to be.

3 I certainly appreciated Commissioner Blank's  
4 issues, but he kind of morphed from F. Lee Bailey into Ralph  
5 Nader, and got just a little bit too concerned about the  
6 financial underpinnings of the cost of water here, and I  
7 don't necessarily think that is my concern, per se, but it  
8 most certainly is a concern to me, if for some reason this  
9 enterprise fails, and there is no in-perpetuity mitigations  
10 for the wetlands mitigations, or, once you fail, the carbon  
11 neutrality issue is moot.

12 But, most certainly, I would want to see whether  
13 it is a bond, whether it is an endowment, whether it is a  
14 trust, but something that goes on and continues this intent  
15 ad infinitum.

16 Also, the power plant closing question remains  
17 very, very vague and unanswered. And, also for me, the  
18 ultimate death of once-through cooling, what is that going to  
19 mean to the continued operation of this? I can't really  
20 concern myself with the cost of that, but there is a cost  
21 associated, and that really is with the people you contracted  
22 with. That is the responsibility of those agencies to try to  
23 avoid some sort of price rate that might occur, and I don't  
24 necessarily want to get involved in that.

25 I am not necessarily adverse to taking a step back  
in time, and taking a look at the SONGS process here. I  
don't want to get into that today, but Susan certainly  
alluded to it. You know why we had so much data on that was  
because it got up and running, and we looked at, I think it  
was, maybe, 10 years of data on entrainment issues. And, it  
was that retrospective that gave us 100 percent accurate data  
and technology that told us what had been going on with this  
plant, and that wasn't just to entrainment, but it was also  
the impacts to the kelp forest in that area of the warm water  
discharges.

And, I just don't want to step into the future  
here without taking a look at some of the issues that have  
been raised today. So, I would hope that there is a way  
through staff to amend Conditions 8 and 10, that gives us the  
authority that we could move forward, but understanding that  
8 and 10 are going to set the course for the future. I think  
that is the best way to go, having recognized that I really  
don't want to go through another long drawn out hearing on  
the entire benefits of desal.

If we are going to have discussion at this  
Commission level, it ought to be specific to the value of the  
mitigation, and focus on those components, not just the  
general benefits of desal to the area of San Diego, which is  
indisputable. I mean, 75 - 80 percent dependency on imported



1 water is not a good thing at all, and the death of the  
2 Colorado River is imminent.

3 But, I would much prefer that we get down to the  
4 hard core brass tacks of the issues that are really bothering  
5 us, and I think that is 8 and 10, and if staff was inclined  
6 to come up with some cleaver way of incorporating the  
7 concerns I have aired here, and other Commissioners have, I  
8 would hope that the maker of the motion would be willing to  
9 amend his motion to include that direction.

10 **CHAIR KRUEER:** Thank you, Commissioner Potter.  
11 Commissioner Hueso, what about that?

12 **COMMISSIONER HUESO:** Yes, I think this has been an  
13 excellent discussion, and I am willing to do that.

14 I think the intent here, if I am not mistaken, is  
15 to bring back the marine life mitigation plan for Coastal  
16 approval, and the climate action plan -- well, I am getting  
17 to that -- the climate action plan for Commission approval.

18 So, I mean the only concern that I had about the  
19 staff recommendation was on the no less than 2:1 mitigation  
20 on an area basis for the impacts identified above, and I  
21 think that also gets to, kind of what I have been hearing  
22 from Commissioners, that that is not necessarily kind of a  
23 scientific approach. It is just kind of a number that is  
24 thrown out. It doesn't necessarily cover the impacts. It  
25 could be more than required, it could be less than required,  
and maybe through the process of having the marine life  
mitigation plan come back for Commission approval we can,  
maybe, come to a decision as after they have gone through the  
State Lands Commission, and all of the conditions that have  
been placed on this project can be brought to the Commission  
for review and approval.

And, my question is, am I accurate in hearing the  
Commissioners? and how would we accomplish that through a  
motion?

**CHAIR KRUEER:** Okay.

**COMMISSIONER POTTER:** Mr. Chair, before --

**COMMISSIONER HUESO:** I am asking -- and I am  
willing to amend my motion, and I'll do it incorporating some  
of the comments that we heard from Commissioners.

**COMMISSIONER POTTER:** I am never quite sure,  
exactly, what I have said, but it would be refreshing to hear  
what staff thought we heard, and if we could get those into  
some sort of positive directions, I am hoping my colleagues  
here would --

**COMMISSIONER REILLY:** Mr. Chair, just a point of  
clarification.

**CHAIR KRUEER:** Yes.

**COMMISSIONER REILLY:** Is what we are talking about  
is going back to the staff recommendations on 8 and 10, and  
simply omitting the 2:1 mitigation ratio, currently?

1 EXECUTIVE DIRECTOR DOUGLAS: That is what I heard.  
 2 CHAIR KRUEER: That is what I heard.  
 3 COMMISSIONER REILLY: Okay.  
 4 COMMISSIONER POTTER: And, it sounds --  
 5 COMMISSIONER HUESO: Then, I'll amend my motion to  
 6 accomplish that.  
 7 EXECUTIVE DIRECTOR DOUGLAS: Right.  
 8 CHAIR KRUEER: Okay.  
 9 COMMISSIONER WAN: I need to --  
 10 CHAIR KRUEER: Wait a second now, just one second  
 11 --  
 12 COMMISSIONER POTTER: Commissioner Wan wanted to  
 13 ask --  
 14 CHAIR KRUEER: -- I want to ask Commissioner Burke  
 15 if he agrees with that amending motion?  
 16 COMMISSIONER BURKE: Well, I --  
 17 CHAIR KRUEER: Okay, thank you.  
 18 COMMISSIONER WAN: Point of clarification.  
 19 CHAIR KRUEER: Commissioner Wan.  
 20 COMMISSIONER WAN: Commissioner Potter, I also  
 21 heard you make some comment about removing the specificity  
 22 with regards to this 37 acres?  
 23 COMMISSIONER POTTER: That is correct.  
 24 EXECUTIVE DIRECTOR DOUGLAS: That's right.  
 25 COMMISSIONER POTTER: I don't want to set a  
 number, an arbitrary number that may not be enough, is my  
 candid comment.  
 COMMISSIONER CLARK: Mr. Chair.  
 EXECUTIVE DIRECTOR DOUGLAS: Mr. Chair.  
 CHAIR KRUEER: Yes.  
 EXECUTIVE DIRECTOR DOUGLAS: If you look at the  
 staff condition that we have identified, there is no  
 reference to acreage, and what we heard was to delete the  
 2:1, just leave that open, and then that would be addressed  
 in the plan, but it would be the staff --  
 COMMISSIONER POTTER: As mitigation, as mitigation  
 based on the conditions, that is the issue.  
 EXECUTIVE DIRECTOR DOUGLAS: Right.  
 COMMISSIONER POTTER: And, then I did have that  
 piece in there regarding the once-through cooling component,  
 and the possible plant closure issue. What is the sort of  
 succession plan, or transition plan for that event? I would  
 say the plant closure is questionable and at some point  
 inevitable, but once-through cooling looks like it has a  
 short shelf life, at this moment, so, if we could include  
 that.  
 And, then, I just have one final issue, and that  
 is the Special Condition 1, where we seem to be making a run  
 back at Coastal Commission's legal reimbursement costs, and I  
 have never been real fond of that, because I didn't think it

1 was actually necessary, but if Commissioners had concerns  
2 with that, I would certainly be interested in hearing that.

**CHAIR KRUEER:** Thank you, Commissioner Potter.  
Okay, Commissioner Neely.

3 **VICE CHAIR NEELY:** Thank you, Mr. Chairman, I just  
4 want to thank the Commission for this discussion. It has  
5 been very helpful for me, as well. I think that we have all  
6 gone on the record now supporting the need for the desal  
plant, acknowledging the needs of San Diego, with regards to  
water, and we are holding on to -- we are not relinquishing  
our authority as a Commission.

**CHAIR KRUEER:** Okay.  
Commissioner Wan.

7 **COMMISSIONER WAN:** I have just two -- a couple of  
8 questions of Mr. Thayer.

9 First of all, do you have the full entrainment  
study?

10 **COMMISSIONER THAYER:** We don't have anything, I  
11 think, beyond what the Coastal Commission has. I am not sure  
what our staff has in way of background documents.

12 **COMMISSIONER WAN:** Okay, are you going to be  
13 looking at, when you are looking at the entrainment issues,  
in addition to the mitigation plan, are you going to be  
looking at the adequacy of the mitigations? and the  
methodology? and all of that?

14 **COMMISSIONER THAYER:** That wasn't one of the  
directions from the Commission.

15 **COMMISSIONER WAN:** So, you will not be looking at  
that?

**COMMISSIONER THAYER:** No, we will not.

16 **COMMISSIONER WAN:** Okay, so at no place will  
17 anybody get to look at that.

18 How about looking at the nature of the input,  
because we have been talking about alternatives, and will you  
be looking at whether there is a possibility for other  
alternatives to be used that would minimize the impacts, for  
example, of entrainment? or energy use?

**COMMISSIONER THAYER:** Sub-ocean --

20 **COMMISSIONER WAN:** As an example?

21 **COMMISSIONER THAYER:** -- yes, there was no  
direction from the Commission on that.

22 I should modify slightly, because the Commission  
23 did ask us to look at the wetland mitigation, and I think  
that was both for nailing down what it was going to do, and  
make sure it was done properly. I suspect they would want  
some evaluation about the efficacy of that --

24 **COMMISSIONER WAN:** Okay.

25 **COMMISSIONER THAYER:** -- in terms of addressing  
the impacts.

**COMMISSIONER WAN:** Well, if that is the case, you

1 also would need the full entrainment study, and not just the  
2 summary.

3 **COMMISSIONER THAYER:** We may be looking at that  
4 issue.

5 **COMMISSIONER WAN:** Thank you.

6 **CHAIR KRUEER:** Commissioner Clark.

7 **COMMISSIONER CLARK:** Thank you, Mr. Chair.

8 Maybe this came out, but it isn't clear to me.  
9 Once the State Lands Commission acts on this, I thought I  
10 heard it indicated that if there were changes or elements  
11 that would impact an approval that we made, it would  
12 automatically come back to us? or do we need to make that  
13 expressed in these conditions that it will come back to us?

14 **EXECUTIVE DIRECTOR DOUGLAS:** Well, it seems to me,  
15 that if you were going to approve it you would require  
16 approval from the State Lands Commission prior to issuance,  
17 and if there are conditions imposed --

18 **COMMISSIONER CLARK:** Right.

19 **EXECUTIVE DIRECTOR DOUGLAS:** -- that raise issues  
20 about consistency with the Coastal Act --

21 **COMMISSIONER CLARK:** Right.

22 **EXECUTIVE DIRECTOR DOUGLAS:** -- it would seem to me  
23 that that would require your review.

24 **COMMISSIONER CLARK:** And, that is my thinking.  
25 Now, my question is does that need to be expressed  
as a condition in our set of conditions?

**EXECUTIVE DIRECTOR DOUGLAS:** Well, I would suggest  
that what you would do then is you would say prior to  
issuance you would have to have proof of the State Lands  
Commission's action, and the opportunity for you to determine  
whether or not conditions imposed, somehow contravene  
conformity with Coastal Act policies.

**COMMISSIONER CLARK:** Would the maker of the motion  
accept that?

**COMMISSIONER HUESO:** I'll accept that as part of  
the motion.

**COMMISSIONER CLARK:** And, the "seconder"?  
[ No Response ]

**CHAIR KRUEER:** "Yes" he said.

**COMMISSIONER CLARK:** Thank you.

**CHAIR KRUEER:** Okay.

Commissioner Shallenberger.

**COMMISSIONER SHALLENBERGER:** Two quick points. Do  
we need to do the same thing for the regional board?

**EXECUTIVE DIRECTOR DOUGLAS:** No, it is --

**COMMISSIONER HUESO:** That is already in there,  
okay.

Then I just want to put on the record that we have  
deleted the 2:1 mitigation ratio, but I wouldn't want either  
staff or the project proponent to interpret that, that we

1 were opposed to a 2:1 ratio. It is a very, very common ratio  
2 for wetlands for mitigation, in fact, it is not uncommon to  
go 3:1 --

3 COMMISSIONER HUESO: But, it may be too little.

4 COMMISSIONER SHALLENBERGER: -- that is right, but  
I just don't want it --

5 COMMISSIONER HUESO: So, we just --

6 COMMISSIONER SHALLENBERGER: -- interpreted as  
that is something we don't support.

7 COMMISSIONER HUESO: We will put that into the  
record.

8 CHAIR KRUEER: Okay.

I am going to --

9 EXECUTIVE DIRECTOR DOUGLAS: Mr. Chairman.

10 CHAIR KRUEER: Director Douglas.

11 EXECUTIVE DIRECTOR DOUGLAS: Just one point of  
clarification.

12 So, the motion has been amended to include the  
staff's suggested conditions with the deletion of the 2:1.  
Did you do anything relative to the climate?

13 CHAIR KRUEER: Yes.

14 EXECUTIVE DIRECTOR DOUGLAS: You did the same  
thing there, and went with the staff?

15 CHAIR KRUEER: Yes.

16 COMMISSIONER HUESO: Yes.

17 EXECUTIVE DIRECTOR DOUGLAS: Okay, good, thank  
you. I didn't understand that.

18 CHAIR KRUEER: Okay, I think I am going to save  
everybody a lot of time, when it comes to me, this discussion  
was very worthwhile. I do support desal, and I was moved  
today by Robert Simmons, who I have a great deal of respect  
for. He was the actual -- as Commissioner Scarborough said  
-- the lawyer that represented the Sierra Club that beat the  
City of San Diego on their secondary treatment plant. He is  
a brilliant lawyer, and it meant a lot to me that for him --  
and many of the other people who came in here today, on both  
sides, their opinions, and he thought there was no  
significant impact. And, I think with the changes I was  
concerned about on 8 and 10, helped myself. So, with that I  
am not going to make any more comments.

20 I am going to ask to call the roll, please, on the  
motion.

21 COMMISSIONER REILLY: Mr. Chair, may I make one  
final comment?

22 CHAIR KRUEER: Yes, you can, Commissioner Reilly.

23 COMMISSIONER REILLY: Thank you.

24 I am still very bothered by the fact that we are  
voting, potentially, to approve a project with so much  
information missing, and particularly a project as important  
as this. And, I would have much preferred to have had a

1 continuance, and provided the applicant with an opportunity  
2 to provide the information, so that we could make a studied  
judgment based on a good staff analysis. We don't have that  
in front of us.

3 And, I think that approving it does bias the  
4 Commission, even though we are requiring them to come back  
with a couple of studies. I think it bias us towards  
5 approving it, you know, even though we are saying, you have  
got to bring the studies back at some future date, and I  
6 think it is just inappropriate for us to do that on a project  
like this.

7 **CHAIR KRUER:** Okay.

8 **COMMISSIONER REILLY:** I am not going to be able to  
support the motion.

9 **CHAIR KRUER:** That is fine, Commissioner Reilly,  
thank you.

10 Call the roll, please.

11 **EXECUTIVE DIRECTOR DOUGLAS:** Mr. Chairman --

12 **CHAIR KRUER:** They are asking for a "Yes" vote.

13 **EXECUTIVE DIRECTOR DOUGLAS:** -- just one  
clarification, before you do.

14 Just to make clear that I did read into the record  
15 the deletion of the reference in Suggested Condition 8 to  
16 Aqua Hedionda, so it just leaves it open for the mitigation  
17 plan to look at other areas for restoration, and I just  
18 wanted to clarify that.

19 **CHAIR KRUER:** Okay, that's good, thank you, for  
that clarification.

20 Clerk, call the roll, please.

21 **SECRETARY MILLER:** Commissioner Burke?

22 **COMMISSIONER REILLY:** Asking for what?

23 **CHAIR KRUER:** "Yes".

24 **COMMISSIONER BURKE:** Yes.

25 **SECRETARY MILLER:** Commissioner Clark?

**COMMISSIONER CLARK:** Yes.

**SECRETARY MILLER:** Commissioner Hueso?

**COMMISSIONER HUESO:** Yes.

**SECRETARY MILLER:** Commissioner Secord?

**COMMISSIONER SECORD:** Yes.

**SECRETARY MILLER:** Commissioner Neely?

**VICE CHAIR NEELY:** Yes.

**SECRETARY MILLER:** Commissioner Potter?

**COMMISSIONER POTTER:** Aye.

**SECRETARY MILLER:** Commissioner Reilly?

**COMMISSIONER REILLY:** No.

**SECRETARY MILLER:** Commissioner Shallenberger?

**COMMISSIONER SHALLENBERGER:** No.

**SECRETARY MILLER:** Commissioner Wan?

**COMMISSIONER WAN:** No.

**SECRETARY MILLER:** Commissioner Firestone?

1 COMMISSIONER FIRESTONE: Yes.  
2 SECRETARY MILLER: Commissioner Blank?  
3 COMMISSIONER BLANK: Yes.  
4 SECRETARY MILLER: Chairman Krueer?  
5 CHAIR KRUEER: Yes.  
6 SECRETARY MILLER: Eight, four.  
7 CHAIR KRUEER: The motion passes --  
8 EXECUTIVE DIRECTOR DOUGLAS: Mr. Chairman.  
9 COMMISSIONER REILLY: No, it was nine, three.  
10 CHAIR KRUEER: Nine, three, wasn't it? I counted  
11 nine, three.  
12 SECRETARY MILLER: Nine, three.  
13 EXECUTIVE DIRECTOR DOUGLAS: Mr. Chairman.  
14 CHAIR KRUEER: Yes.  
15 EXECUTIVE DIRECTOR DOUGLAS: Just so that we don't  
16 have argument down the road, I need to understand what  
17 happened to the finding language that they suggested, because  
18 that is inconsistent with the action that the Commission just  
19 took.  
20 COMMISSIONER WAN: We didn't vote on that.  
21 EXECUTIVE DIRECTOR DOUGLAS: You did not vote on  
22 that?  
23 CHAIR KRUEER: No, no, we didn't vote on that. It  
24 is out the window.  
25 EXECUTIVE DIRECTOR DOUGLAS: All right, good.  
That is why I asked, thank you.  
COMMISSIONER REILLY: But, staff may need to look  
at their findings, and bring them into conformance with what  
we did, too.  
EXECUTIVE DIRECTOR DOUGLAS: That is a different  
issue, but at least these were not adopted, okay, thank you.  
CHAIR KRUEER: We are going to take a break,  
because we have more things to do here. We thank everyone  
for their patience in coming out on this item.  
\*

[ Whereupon the hearing concluded at 9:10 p.m. ]

# Th7a

## Staff Proposed Conditions For Coastal Commission's Potential Approval of Poseidon Project

### STANDARD CONDITIONS:

- 1) **Notice of Receipt and Acknowledgment:** This permit is not valid until a copy of the permit is signed by the Permittee or authorized agent, acknowledging receipt of the permit and the acceptance of the terms and conditions, and is returned to the Commission office.
- 2) **Expiration:** Construction activities for the proposed project must be initiated within two years of issuance of this permit. This permit will expire two years from the date on which the Commission approved the proposed project if development has not begun. Construction of the development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made at least six months prior to the expiration date.
- 3) **Interpretation:** Any questions of intent or interpretation of any condition will be resolved by the Executive Director of the Commission (hereinafter, "Executive Director") or the Commission.
- 4) **Assignment:** The permit may be assigned to any qualified person, provided the assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
- 5) **Terms and Conditions Run with the Land:** These terms and conditions shall be perpetual, and it is the intention of the Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### SPECIAL CONDITIONS:

- 1) **Liability for Costs and Attorneys Fees:** The Permittee shall reimburse the Coastal Commission in full for all Coastal Commission costs and attorneys fees – including (1) those charged by the Office of the Attorney General, and (2) any court costs and attorneys fees that the Coastal Commission may be required by a court to pay -- that the Coastal Commission incurs in connection with the defense of any action brought against the Coastal Commission, its officers, employees, agents, successors and assigns challenging the approval or issuance of this permit. The Coastal Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission.



- 2) **Proof of Legal Interest:** PRIOR TO ISSUANCE OF THE PERMIT, the Permittee shall provide for Executive Director review and approval documentation of the Permittee's legal interest in all property needed to construct and operate the project, including:
- Lease(s) from the California State Lands Commission for structures on state tidelands;
  - Lease(s) or other forms of approval from the power plant owner allowing the Permittee to use portions of the power plant site and Agua Hedionda Lagoon.
  - Lease(s) or other forms of approval from the City of Carlsbad and other local governments for the project's water delivery pipelines.
  - Lease(s) or other forms of approval from the City of Carlsbad and the San Diego County Water Authority for use of Maerkle Reservoir for water storage.
- 3) **Lease and Deed Restriction:** PRIOR TO ISSUANCE OF THE PERMIT, the applicant shall provide to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against its leasehold interest(s) in the property governed by this permit a lease restriction (in which any private owner of the fee interest in such property shall join or to which it shall agree to be bound), in a form and content acceptable to the Executive Director (a) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the Property, subject to terms and conditions that restrict the use and enjoyment of the Property; and (b) imposing all of the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The restriction shall include a legal description of the Property. It shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the Standard and Special Conditions of this permit shall continue to restrict the use and enjoyment of the Property so long as either this permit or the development it authorizes – or any part, modification, or amendment thereof – remains in existence on or with respect to the Property.
- 4) **Other Approvals:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit to the Executive Director for review and approval documentation showing that the project has obtained final approvals for project construction and operation from the City of Carlsbad, the Regional Water Quality Control Board, the California Department of Health Services, the National Marine Fisheries Service, and the U.S. Fish and Wildlife Service, or documentation showing that these approvals are not needed.
- 5) **Assumption of Risk and Waiver of Liability:** The Permittee acknowledges and agrees, on behalf of itself and all successors and assigns: (i) that the may be subject to hazards from seismic events, liquefaction, storms, waves, floods and erosion; (ii) to assume the risks to the Permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) that any adverse effects to property caused by the permitted project shall be fully the responsibility of the landowner.

- 6) **Limits of Development:** This permit authorizes the construction and operation of the Poseidon Carlsbad Desalination Project and associated infrastructure as described in the project description of this staff report, as clarified and modified by these conditions.
- 7) **Final Plans:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit to the Executive Director for review and approval final plans for the project components located in the coastal zone. The Permittee shall undertake development in accordance with the approved plans and any changes shall be reported to the Executive Director. No material changes within the coastal zone shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is necessary. Changes to the project requiring review for amendment would include changes in the physical, operational, or delivery capacity increases, or extension of water supply distribution pipelines beyond those shown on the final plans.
- 8) **Marine Life Mitigation Plan:** PRIOR TO ISSUANCE OF THE PERMIT, the Permittee shall submit to and obtain from the Commission approval of a Marine Life Mitigation Plan in the form of an amendment to this permit that includes the following:
- a) Documentation of the project's expected impacts to marine life due to entrainment and impingement caused by the facility's intake of water from Agua Hedionda Lagoon. This requirement can be satisfied by submitting a full copy of the Permittee's Entrainment Study conducted in 2004-2005 for this project.
  - b) No less than 2:1 mitigation on an areal basis for the impacts identified above. To the maximum extent feasible, the mitigation shall take the form of creation, enhancement, or restoration of aquatic and wetland habitat within Agua Hedionda Lagoon. Remaining mitigation outside of Agua Hedionda Lagoon shall consist primarily of similar aquatic and wetland mitigation at other nearby coastal lagoons.
  - c) Goals, objectives and performance criteria for each of the proposed mitigation sites. It shall identify specific creation, restoration, or enhancement measures that will be used at each site, including grading and planting plans, the timing of the mitigation measures, monitoring that will be implemented to establish baseline conditions and to determine whether the sites are meeting performance criteria. The Plan shall also identify contingency measures that will be implemented should any of the mitigation sites not meet performance criteria.
  - d) "As-built" plans for each site and annual monitoring reports for no less than five years or until the sites meet performance criteria.
  - e) Legal mechanism(s) proposed to ensure permanent protection of each site – e.g., conservation easements, deed restriction, or other methods.
- 9) **Change in Seawater Withdrawal:** If at any time during the life of the project Poseidon proposes or is required to withdraw more than an average flow of 304 MGD of seawater, it must obtain first an amendment to this permit.

**10) Energy Minimization and Greenhouse Gas Reduction Plan:** PRIOR TO ISSUANCE OF THE PERMIT, the Permittee shall submit to the Commission a Revised Energy Minimization and Greenhouse Gas Reduction Plan that addresses comments submitted by the staffs of the Coastal Commission, State Lands Commission and the California Air Resources Board. The permit shall not be issued until the Commission has approved a Revised Energy Minimization and Greenhouse Gas Reduction Plan after a public hearing.

**11) Public Access Enhancements:** PRIOR TO ISSUANCE OF THE PERMIT, the Permittee shall record one or more Public Access Easement Deed(s) in favor of one or more public agency(ies) or private association(s) acceptable to the Executive Director over four sites totaling approximately 19 acres as generally described below and as more specifically described in the coastal development permit application. The four sites are:

- Fishing Beach: approximately 3.5 to 4 acres of land along the west shore of Agua Hedionda Lagoon.
- Bluff Area: approximately 13 acres of land on the west side of Carlsbad Boulevard opposite the power plant.
- Hubbs Site: approximately 2 acres of land along the north shore of Agua Hedionda Lagoon to be used for a fish hatchery, aquatic research, and public access.
- South Power Plant Parking Area: land on the east side of Carlsbad Boulevard near the south entrance of the power plant to be used for public parking.

The Easement Deeds shall be of a form and content approved by the Executive Director, free of prior encumbrances, except for tax liens, that the Executive Director determines may affect the interest being conveyed. The Deed(s) shall provide that they shall not be used or construed to allow anyone to interfere with any rights of public access acquired through use which may exist on the property.

The Easement Deed(s) shall include stewardship plans for these easements that include the following:

- Descriptions of the allowable and prohibited uses of the easements. These descriptions shall identify the intended public uses of each easement area and the activities and structures that will be allowed or prohibited in order to support the intended uses.
- Descriptions of existing conditions within the easements, including any natural habitat areas, existing and proposed developments, and existing and proposed public accessways.
- Descriptions of how the easements will be managed to provide the allowable and existing uses described above.
- Descriptions of the funding needed to support stewardship of the easements. Based on the funding needs identified in the plan and upon approval of the plan by the Executive Director, the Permittee shall fund an endowment to provide for perennial stewardship costs.

**12) Dredging:** This permit does not authorize dredging that may be needed to maintain flows to the desalination facility's intake structure. The Permittee shall submit separate coastal development permit applications for proposed dredging operations. If dredge spoils are suitable for beach replenishment, the materials shall be placed at appropriate beach locations.

**13) Visual Resources:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit to the Executive Director for review and approval a Screening Plan. Desalination plant exterior mechanical equipment and facilities, including tanks, heating, air conditioning, refrigeration equipment, plumbing lines, duct work and transformers, shall be screened from view on all sides visible to the public. The design and material used for screening shall be architecturally compatible with the building.

**14) Lighting Plan:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit a Lighting Plan to the Executive Director for review and approval. Exterior lighting for the desalination facilities shall serve the purpose of operations, security and safety only. The Lighting Plan shall demonstrate that project lighting is shielded from surrounding areas, and that only the minimum amount of lighting required for safety purposes is provided to avoid adverse effects on surrounding areas. In general, lighting fixtures shall be shielded downward and away from the ocean, lagoon and adjacent properties. Construction of the desalination plant and related facilities and improvements shall be in conformance with the approved plan.

**15) Construction Plan:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit to the Executive Director for review and approval a Construction Plan. The Construction Plan shall identify the specific location of all construction areas, all staging areas, and all construction access corridors in site plan view in the coastal zone. The Plan shall identify any expected disruptions to public access to the shoreline and shall include measures to avoid, minimize, or mitigate for those disruptions.

The Plan shall also identify the type and location of erosion control/water quality best management practices that will be implemented during construction to protect coastal water quality, including the following:

- Silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction areas to prevent construction-related runoff and/or sediment from entering the dunes and/or the Pacific Ocean.
- Grading and alteration outside of the approved construction zone is prohibited.
- Equipment washing, refueling, and/or servicing shall not take place on the beach or sandy dune area. All construction equipment shall be inspected and maintained at an off-site location to prevent leaks and spills of hazardous materials at the project site.
- The construction site shall maintain good construction housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach).

- All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday. A copy of the approved Construction Plan shall be kept at the construction job site at all times and all persons involved with the construction shall be briefed on its content and meaning prior to commencement of construction. The Permittee shall notify the Executive Director at least three working days in advance of commencement of construction, and immediately upon completion of construction. The Permittee shall undertake construction in accordance with the approved Construction Plan. Any proposed changes to the approved Construction Plan shall be reported to the Executive Director. No material changes to the approved Construction Plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is necessary.

**16) Storm Water Pollution Prevention Plan: PRIOR TO COMMENCEMENT OF CONSTRUCTION,** the Permittee shall submit for Executive Director review and approval a Storm Water Pollution Prevention Plan (SWPPP). At minimum the SWPPP shall include the following Best Management Practices (BMPs):

- Gravel bags, silt fences, etc. shall be placed along the edge of all work areas as determined appropriate by the City's construction inspector in order to contain particulates prior to contact with receiving waters.
- All concrete washing and spoils dumping will occur in a designated location.
- Construction stockpiles will be covered in order to prevent blow-off or runoff during weather events.
- A pollution control education plan developed by the General Contractor and implemented throughout all phases of development and construction.
- Severe weather event erosion control materials and devices shall be stored onsite for use as needed.

**17) Water Quality Technical Report: PRIOR TO COMMENCEMENT OF CONSTRUCTION,** the Permittee shall submit for Executive Director review and approval a Water Quality Technical Report as specified in the City of Carlsbad Standard Urban Stormwater Mitigation Plan (April 2003) (Carlsbad SUSMP) for the post construction project site, prepared by a licensed Civil Engineer, which shall include plans, descriptions and supporting calculations. The Storm Water Management Plan shall incorporate all feasible Best Management Practices (BMPs) designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater leaving the developed areas of the site. The plan shall include the following criteria:

- Post-Development peak runoff rates and average volumes shall not exceed pre-development conditions.
- Runoff from all parking areas, turnouts, driveways and other impermeable surfaces (e.g., roofs) shall be collected and directed through a system of structural BMPs including vegetated and/or gravel filter strips or other media filter devices. The filter elements shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through infiltration and/or biological uptake. The drainage system shall also

be designed to convey runoff in excess of this standard from the developed site in a non-erosive manner.

- Provisions for maintaining the drainage and filtration systems so that they are functional throughout the life of the approved development. Such maintenance shall include the following: 1) the drainage and filtration system shall be inspected, cleaned and repaired prior to the onset of the storm season, no later than September 30th each year and 2) should any of the project's surface or subsurface drainage/filtration structures fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system and restoration of the eroded area.
- A drainage system approved by the City Engineer to ensure that runoff resulting from 10-year frequency storms of 6 hours and 24 hours duration under developed conditions, are equal to or less than the runoff from a storm of the same frequency and duration under existing developed conditions. Both 6-hour and 24-hour storm durations shall be analyzed to determine the detention basin capacities necessary to accomplish the desired results.

The Permittee shall implement and maintain the Plan for the life of the project.

EXHIBIT A

**Th7a**

**Applicant's Proposed Coastal Development Permit Conditions**  
**(Marked to show changes from Staff's Proposed Conditions)**

**STANDARD CONDITIONS:**

- 1) **Notice of Receipt and Acknowledgment:** This permit is not valid until a copy of the permit is signed by the Permittee or authorized agent, acknowledging receipt of the permit and the acceptance of the terms and conditions, and is returned to the Commission office.
- 2) **Expiration:** Construction activities for the proposed project must be initiated within two years of issuance of this permit. This permit will expire two years from the date on which the Commission approved the proposed project if development has not begun. Construction of the development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made at least six months prior to the expiration date.
- 3) **Interpretation:** Any questions of intent or interpretation of any condition will be resolved by the Executive Director of the Commission (hereinafter, "Executive Director") or the Commission.
- 4) **Assignment:** The permit may be assigned to any qualified person, provided the assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
- 5) **Terms and Conditions Run with the Land:** These terms and conditions shall be perpetual, and it is the intention of the Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**SPECIAL CONDITIONS:**

- 1) ~~**Liability for Costs and Attorneys Fees:** The Permittee shall reimburse the Coastal Commission in full for all Coastal Commission costs and attorneys fees—including (1) those charged by the Office of the Attorney General, and (2) any court costs and attorneys fees that the Coastal Commission may be required by a court to pay—that the Coastal Commission incurs in connection with the defense of any action brought against the Coastal Commission, its officers, employees, agents, successors and assigns challenging the approval or issuance of this permit. The Coastal Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission.~~
- 2) **Proof of Legal Interest:** PRIOR TO ISSUANCE OF THE PERMIT, the Permittee shall provide for Executive Director review and approval documentation of the Permittee's

legal interest in all property within the coastal zone needed to construct and operate the project, including:

- Lease(s) from the California State Lands Commission for structures on state tidelands;
- Lease(s) or other forms of approval from the power plant owner allowing the Permittee to use portions of the power plant site and Agua Hedionda Lagoon.
- Lease(s) or other forms of approval from the City of Carlsbad and other local governments for the project's water delivery pipelines.
- ~~Lease(s) or other forms of approval from the City of Carlsbad and the San Diego County Water Authority for use of Maerle Reservoir for water storage.~~

- 3) **Lease and Deed Restriction:** PRIOR TO ISSUANCE OF THE PERMIT, the applicant shall provide to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against its leasehold interest(s) in the property governed by this permit a lease restriction (in which any private owner of the fee interest in such property shall join or to which it shall agree to be bound), in a form and content acceptable to the Executive Director (a) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the Property, subject to terms and conditions that restrict the use and enjoyment of the Property; and (b) imposing all of the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The restriction shall include a legal description of the Property. It shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the Standard and Special Conditions of this permit shall continue to restrict the use and enjoyment of the Property so long as either this permit or the development it authorizes – or any part, modification, or amendment thereof – remains in existence on or with respect to the Property.
- 4) **Other Approvals:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit to the Executive Director for review and approval documentation showing that the project has obtained final approvals for project construction and operation from the City of Carlsbad, the Regional Water Quality Control Board, the California Department of Health Services, the National Marine Fisheries Service, and the U.S. Fish and Wildlife Service, or documentation showing that these approvals are not needed.
- 5) **Assumption of Risk and Waiver of Liability:** The Permittee acknowledges and agrees, on behalf of itself and all successors and assigns: (i) that the project site may be subject to hazards from seismic events, liquefaction, storms, waves, floods and erosion; (ii) to assume the risks to the Permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) that any



adverse effects to property caused by the permitted project shall be fully the responsibility of the landowner.

- 6) **Limits of Development:** This permit authorizes the construction and operation of the Poseidon Carlsbad Desalination Project and associated infrastructure as described in the project description of this staff report, as clarified and modified by these conditions.
- 7) **Final Plans:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit to the Executive Director for review and approval final plans for the project components located in the coastal zone. The Permittee shall undertake development in accordance with the approved plans and any changes shall be reported to the Executive Director. No material changes within the coastal zone shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is necessary. Changes to the project requiring review for amendment would include changes in the physical, operational, or delivery capacity increases, or extension of water supply distribution pipelines, each within the coastal zone, beyond those shown on the final plans.
- 8) **Marine Life Mitigation Plan:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, The Permittee shall submit to the Coastal Commission evidence of the Regional Water Quality Control Board's approval of a Marine Life Mitigation Plan. The Marine Life Mitigation Plan shall provide for the restoration of no less than 37 acres of marine wetlands. The Plan shall detail the specific site of the mitigation. The site shall be contained within the San Dieguito Wetland Restoration Plan that was approved by the Coastal Commission on October 12, 2005 (Coastal Development Permit No. 6-04-88) and was the subject of a Final Environmental Impact Report that was prepared and certified by the San Dieguito River Park Joint Powers Authority and U.S. Fish and Wildlife Service, or such substitute site or sites approved by the Regional Water Quality Control Board. No later than the commencement of commercial operation of the desalination facility, the Permittee shall commence implementation of the Plan. The Executive Director may extend the deadline for implementation of the Plan upon Poseidon's request and showing of good cause. The Plan shall include the following:

~~ISSUANCE OF THE PERMIT, the Permittee shall submit to and obtain from the Commission approval of a Marine Life Mitigation Plan in the form of an amendment to this permit that includes the following:~~

- a) ~~Documentation of the project's expected impacts to marine life due to entrainment and impingement caused by the facility's intake of water from Agua Hedionda Lagoon. This requirement can be satisfied by submitting a full copy of the Permittee's Entrainment Study conducted in 2004-2005 for this project.~~
- b) ~~No less than 2:1 mitigation on an areal basis for the impacts identified above. To the maximum extent feasible, the mitigation shall take the form of creation, enhancement, or restoration of aquatic and wetland habitat within Agua Hedionda Lagoon. Remaining mitigation outside of Agua Hedionda Lagoon shall consist~~

~~primarily of similar aquatic and wetland mitigation at other nearby coastal lagoons.~~

- e) ~~a)~~ Goals, objectives and performance criteria for ~~each~~ of the proposed mitigation sites. It shall identify specific creation, restoration, or enhancement measures that will be used at ~~each~~ the site, including grading and planting plans, the timing of the mitigation measures, monitoring that will be implemented to establish baseline conditions and to determine whether the sites ~~are~~ is meeting performance criteria. The Plan shall also identify contingency measures that will be implemented should ~~any~~ of the mitigation sites not meet performance criteria.
  - d) ~~b)~~ "As-built" plans for ~~each~~ the mitigation site and annual monitoring reports for no less than five years or until the sites meets performance criteria.
  - e) ~~c)~~ Legal mechanism(s) proposed to ensure permanent protection of ~~each~~ the site – e.g., conservation easements, deed restriction, or other methods.
- 9) **Change in Seawater Withdrawal:** If at any time during the life of the project Poseidon proposes or is required to withdraw more than an average flow of 304 MGD of seawater, it must obtain first an amendment to this permit.
- 10) **Energy Minimization and Greenhouse Gas Reduction Climate Action Plan:** PRIOR TO ISSUANCE OF THE PERMIT, the Permittee shall submit to the Executive Director a Climate Action Plan in substantial conformity with the Plan dated November 2997. Within one year of the commencement of commercial operations of the desalination facility, the Permittee shall implement the Plan for the life of the project. Prior to the commencement of commercial operations, the Permittee shall provide written confirmation from the California Air Resources Board ("CARB") that the emissions calculations contained in the Plan are consistent with CARB-recommended methodologies. The Executive Director may extend these deadlines for implementation of the Plan upon Poseidon's request and showing of good cause ~~Commission a Revised Energy Minimization and Greenhouse Gas Reduction Plan that addresses comments submitted by the staffs of the Coastal Commission, State Lands Commission and the California Air Resources Board. The permit shall not be issued until the Commission has approved a Revised Energy Minimization and Greenhouse Gas Reduction Plan after a public hearing.~~
- 11) **Public Access Enhancements:** PRIOR TO COMMENCEMENT OF OPERATIONS, Poseidon shall cause to be dedicated, in accordance with the City of Carlsbad's Precise Development Plan PDP 00-02, the below-described parcels of land. The dedications shall be in the form of easements, title transfers, and/or deed restrictions, whose purpose is to further Coastal Act goals of maximizing public access and recreational opportunities along the coast in the South Carlsbad Coastal Redevelopment Area and maintaining, restoring and enhancing marine resources ~~ISSUANCE OF THE PERMIT, the Permittee shall record one or more Public Access Easement Deed(s) in favor of one or more public agency(ies) or private association(s) acceptable to the Executive Director over four sites~~

~~totaling approximately 19 acres as generally described below and as more specifically described in the coastal development permit application.~~ The four sites are:

- Fishing Beach: public access and parking easement in favor of the City of Carlsbad covering approximately 3.52.4 to 4 acres of land along the west shore of Agua Hedionda Lagoon.
- Bluff Area: approximately ~~13~~ 10.2 acres of land on the west side of Carlsbad Boulevard opposite the power plant, which shall be dedicated in fee title to the City of Carlsbad for recreational and coastal access uses.
- Hubbs Site: approximately 2 acres of land along the north shore of Agua Hedionda Lagoon to be used for a fish hatchery, aquatic research, and public access, which shall be deed restricted to uses such as fish hatchery, aquatic research, and trails.
- South Power Plant Parking Area: an access easement over approximately 0.3 acres of land on the east side of Carlsbad Boulevard near the south entrance of the power plant, which shall be dedicated to the City of Carlsbad to be used for public parking.

~~The Easement Deeds shall be of a form and content approved by the Executive Director, free of prior encumbrances, except for tax liens, that the Executive Director determines may affect the interest being conveyed. The Deed(s) shall provide that they shall not be used or construed to allow anyone to interfere with any rights of public access acquired through use which may exist on the property.~~

~~The Easement Deed(s) shall include stewardship plans for these easements that include the following:~~

- ~~Descriptions of the allowable and prohibited uses of the easements. These descriptions shall identify the intended public uses of each easement area and the activities and structures that will be allowed or prohibited in order to support the intended uses.~~
- ~~Descriptions of existing conditions within the easements, including any natural habitat areas, existing and proposed developments, and existing and proposed public accessways.~~
- ~~Descriptions of how the easements will be managed to provide the allowable and existing uses described above.~~
- ~~Descriptions of the funding needed to support stewardship of the easements. Based on the funding needs identified in the plan and upon approval of the plan by the Executive Director, the Permittee shall fund an endowment to provide for perennial stewardship costs.~~

- 12) **Dredging:** This permit does not authorize dredging that may be needed to maintain flows to the desalination facility's intake structure. The Permittee shall submit separate coastal development permit applications for proposed dredging operations. If dredge spoils are suitable for beach replenishment, the materials shall be placed at appropriate beach locations.
- 13) **Visual Resources:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit to the Executive Director for review and approval a Screening Plan. Desalination plant exterior mechanical equipment and facilities, including tanks, heating, air conditioning, refrigeration equipment, plumbing lines, duct work and transformers, shall be screened ~~from view~~ on all sides visible to the public. The design and material used for screening shall be architecturally compatible with the building.
- 14) **Lighting Plan:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit a Lighting Plan to the Executive Director for review and approval. Exterior lighting for the desalination facilities shall serve the purpose of operations, security and safety only. The Lighting Plan shall demonstrate that project lighting is shielded from surrounding areas, and that only the minimum amount of lighting required for safety purposes is provided to avoid adverse effects on surrounding areas. In general, lighting fixtures shall be shielded downward and away from the ocean, lagoon and adjacent properties. Construction of the desalination plant and related facilities and improvements shall be in conformance with the approved plan.
- 15) **Construction Plan:** PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Permittee shall submit to the Executive Director for review and approval a Construction Plan. The Construction Plan shall identify the specific location of all construction areas, all staging areas, and all construction access corridors in site plan view in the coastal zone. The Plan shall identify any expected disruptions to public access to the shoreline and shall include measures to avoid or, minimize, ~~or mitigate for~~ those disruptions.

The Plan shall also identify the type and location of erosion control/water quality best management practices that will be implemented during construction to protect coastal water quality, including the following:

- Silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction areas to prevent construction-related runoff and/or sediment from entering the dunes and/or the Pacific Ocean.
- Grading and alteration outside of the approved construction zone is prohibited.
- Equipment washing, refueling, and/or servicing shall not take place on the beach or sandy dune area. All construction equipment shall be inspected and maintained at an off-site location to prevent leaks and spills of hazardous materials at the project site.
- The construction site shall maintain good construction housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep

materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach).

- All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday. A copy of the approved Construction Plan shall be kept at the construction job site at all times and all persons involved with the construction shall be briefed on its content and meaning prior to commencement of construction. The Permittee shall notify the Executive Director at least three working days in advance of commencement of construction, and immediately upon completion of construction. The Permittee shall undertake construction in accordance with the approved Construction Plan. Any proposed changes to the approved Construction Plan shall be reported to the Executive Director. No material changes to the approved Construction Plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is necessary.

**16) Storm Water Pollution Prevention Plan: PRIOR TO COMMENCEMENT OF CONSTRUCTION,** the Permittee shall submit for Executive Director review and approval a Storm Water Pollution Prevention Plan (SWPPP). At minimum the SWPPP shall include the following Best Management Practices (BMPs):

- Gravel bags, silt fences, etc. shall be placed along the edge of all work areas as determined appropriate by the City's construction inspector in order to contain particulates prior to contact with receiving waters.
- All concrete washing and spoils dumping will occur in a designated location.
- Construction stockpiles will be covered in order to prevent blow-off or runoff during weather events.
- A pollution control education plan developed by the General Contractor and implemented throughout all phases of development and construction.
- Severe weather event erosion control materials and devices shall be stored onsite for use as needed.

**17) Water Quality Technical Report: PRIOR TO COMMENCEMENT OF CONSTRUCTION,** the Permittee shall submit for Executive Director review and approval a Water Quality Technical Report as specified in the City of Carlsbad Standard Urban Stormwater Mitigation Plan (April 2003) (Carlsbad SUSMP) for the post construction ~~project site~~ desalination facility, prepared by a licensed Civil Engineer, which shall include plans, descriptions and supporting calculations. The Storm Water Management Plan shall incorporate all feasible Best Management Practices (BMPs) designed to reduce, to the maximum extent practicable, the volume, velocity and

pollutant load of stormwater leaving the developed areas of the site. The plan shall include the following criteria:

- Post-Development peak runoff rates and average volumes shall not exceed pre-development conditions.
- Runoff from all parking areas, turnouts, driveways and other impermeable surfaces (e.g., roofs) shall be collected and directed through a system of structural BMPs including vegetated and/or gravel filter strips or other media filter devices or other equivalent means. The filter elements shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through infiltration and/or biological uptake. The drainage system shall also be designed to convey runoff in excess of this standard from the developed site in a non-erosive manner.
- Provisions for maintaining the drainage and filtration systems so that they are functional throughout the life of the approved development. Such maintenance shall include the following: 1) the drainage and filtration system shall be inspected, cleaned and repaired prior to the onset of the storm season, no later than September 30th each year and 2) should any of the project's surface or subsurface drainage/filtration structures fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system and restoration of the eroded area.
- A drainage system approved by the City Engineer to ensure that runoff resulting from 10-year frequency storms of 6 hours and 24 hours duration under developed conditions, are equal to or less than the runoff from a storm of the same frequency and duration under existing developed conditions. Both 6-hour and 24-hour storm durations shall be analyzed to determine the detention basin capacities necessary to accomplish the desired results.

The Permittee shall implement and maintain the Plan for the life of the project.